APPENDIX F

USFWS 2014 SANTA CLARA CO LIST

Group	Name	Population	Status	Lead Office	Recovery Plan Name	Recovery Plan Stage
Amphibians	California tiger Salamander	U.S.A. (CA - Sonoma County)	Endangered	Sacramento Fish And Wildlife		
Amphibians	California red-legged frog (Rana	Entire	Threatened	Sacramento Fish And Wildlife	Recovery Plan for the California	Final
Birds	California clapper rail (Rallus	Entire	Endangered	Sacramento Fish And Wildlife	Recovery Plan for Tidal Marsh	Final
Birds	Western snowy plover	Pacific coastal pop.	Threatened	Arcata Fish And Wildlife Office	Final Recovery Plan for the	Final
Crustaceans	Conservancy fairy shrimp	Entire	Endangered	Sacramento Fish And Wildlife	Recovery Plan for Vernal Pool	Final
Crustaceans	Vernal pool fairy shrimp	Entire	Threatened	Sacramento Fish And Wildlife	Recovery Plan for Vernal Pool	Final
Crustaceans	Vernal pool tadpole shrimp	Entire	Endangered	Sacramento Fish And Wildlife	Recovery Plan for Vernal Pool	Final
Flowering Plants	Contra Costa goldfields		Endangered	Sacramento Fish And Wildlife	Recovery Plan for Vernal Pool	Final
Flowering Plants	Calistoga allocarya		Endangered	Sacramento Fish And Wildlife		
Flowering Plants	Large-flowered fiddleneck		Endangered	Sacramento Fish And Wildlife	Large-flowered Fiddleneck	Final
Flowering Plants	Coyote ceanothus (Ceanothus		Endangered	Sacramento Fish And Wildlife	Recovery Plan for Serpentine	Final
Flowering Plants	Metcalf Canyon jewelflower		Endangered	Sacramento Fish And Wildlife	Recovery Plan for Serpentine	Final
Flowering Plants	Tiburon paintbrush (Castilleja		Endangered	Sacramento Fish And Wildlife	Recovery Plan for Serpentine	Final
Flowering Plants	San Mateo woolly sunflower		Endangered	Sacramento Fish And Wildlife	Recovery Plan for Serpentine	Final
Flowering Plants	Santa Clara Valley dudleya		Endangered	Sacramento Fish And Wildlife	Recovery Plan for Serpentine	Final
Insects	Valley elderberry longhorn	Entire	Threatened	Sacramento Fish And Wildlife	Valley Elderberry Longhorn	Final
Mammals	San Joaquin kit fox (Vulpes	U.S.A(CA)	Endangered	Sacramento Fish And Wildlife	Recovery Plan for Upland	Final
Mammals	Salt marsh harvest mouse	U.S.A.(CA)	Endangered	Sacramento Fish And Wildlife	Recovery Plan for Tidal Marsh	Final
Reptiles	Blunt-nosed leopard lizard	Entire	Endangered	Sacramento Fish And Wildlife	Recovery Plan for Upland	Final
Reptiles	San Francisco garter snake	Entire	Endangered	Sacramento Fish And Wildlife	Recovery Plan for the San	Final
Reptiles	Alameda whipsnake (=striped	Entire	Threatened	Sacramento Fish And Wildlife	Draft Recovery Plan for	Draft
Reptiles	Giant garter snake (Thamnophis	Entire	Threatened	Sacramento Fish And Wildlife	Draft Recovery Plan for the	Draft

APPENDIX G

CDFW 2014 9 QUAD LIST

Selected Elements by Common Name

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad is (Milpitas (3712148) or Calaveras Reservoir (3712147) or Mt. Day (3712146) or San Jose East (3712137) or San Jose West (3712138) or Lick Observatory (3712136) or Los Gatos (3712128) or Santa Teresa Hills (3712127) or Morgan Hill (3712126))

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Alameda song sparrow *Melospiza melodia pusillula*	ABPBXA301S	None	None	G5T2?	S2?	SSC
Alameda whipsnake *Masticophis lateralis euryxanthus*	ARADB21031	Threatened	Threatened	G4T2	S2	
alkali milk-vetch *Astragalus tener var. tener*	PDFAB0F8R1	None	None	G2T2	S2	1B.2
American badger *Taxidea taxus*	AMAJF04010	None	None	G5	S3	SSC
American peregrine falcon *Falco peregrinus anatum*	ABNKD06071	Delisted	Delisted	G4T4	S3S4	FP
An isopod *Calasellus californicus*	ICMAL34010	None	None	G2	S2	
arcuate bush-mallow *Malacothamnus arcuatus*	PDMAL0Q0E0	None	None	G1Q	S1	1B.2
Bay checkerspot butterfly *Euphydryas editha bayensis*	IILEPK4055	Threatened	None	G5T1	S1	
bent-flowered fiddleneck *Amsinckia lunaris*	PDBOR01070	None	None	G2?	S2?	1B.2
Berkeley kangaroo rat *Dipodomys heermanni berkeleyensis*	AMAFD03061	None	None	G3G4T1	S1	
big-scale balsamroot *Balsamorhiza macrolepis*	PDAST11061	None	None	G2	S2	1B.2
black swift *Cypseloides niger*	ABNUA01010	None	None	G4	S2	SSC
brittlescale *Atriplex depressa*	PDCHE042L0	None	None	G2	S2	1B.2
burrowing owl *Athene cunicularia*	ABNSB10010	None	None	G4	S3	SSC
California clapper rail *Rallus longirostris obsoletus*	ABNME05016	Endangered	Endangered	G5T1	S1	FP
California red-legged frog *Rana draytonii*	AAABH01022	Threatened	None	G2G3	S2S3	SSC
California seablite *Suaeda californica*	PDCHE0P020	Endangered	None	G1	S1	1B.1
California tiger salamander *Ambystoma californiense*	AAAAA01180	Threatened	Threatened	G2G3	S2S3	SSC
chaparral harebell *Campanula exigua*	PDCAM020A0	None	None	G2	S2	1B.2

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
coast horned lizard *Phrynosoma blainvillii*	ARACF12100	None	None	G3G4	S3S4	SSC
Congdon's tarplant *Centromadia parryi ssp. congdonii*	PDAST4R0P1	None	None	G3T2	S2	1B.1
Contra Costa goldfields *Lasthenia conjugens*	PDAST5L040	Endangered	None	G1	S1	1B.1
Cooper's hawk *Accipiter cooperii*	ABNKC12040	None	None	G5	S3	WL
Coyote ceanothus *Ceanothus ferrisiae*	PDRHA041N0	Endangered	None	G2	S2	1B.1
foothill yellow-legged frog *Rana boylii*	AAABH01050	None	None	G3	S2S3	SSC
fragrant fritillary *Fritillaria liliacea*	PMLIL0V0C0	None	None	G2	S2	1B.2
golden eagle *Aquila chrysaetos*	ABNKC22010	None	None	G5	S3	FP
great blue heron *Ardea herodias*	ABNGA04010	None	None	G5	S4	
hairless popcornflower *Plagiobothrys glaber*	PDBOR0V0B0	None	None	GH	SH	1A
Hall's bush-mallow *Malacothamnus hallii*	PDMAL0Q0F0	None	None	G2Q	S2	1B.2
hoary bat *Lasiurus cinereus*	AMACC05030	None	None	G5	S4?	
Hom's micro-blind harvestman *Microcina homi*	ILARA47020	None	None	G1	S1	
Hoover's button-celery *Eryngium aristulatum var. hooveri*	PDAPI0Z043	None	None	G5T1	S1	1B.1
Indian Valley bush-mallow *Malacothamnus aboriginum*	PDMAL0Q020	None	None	G2	S2	1B.2
Jung's micro-blind harvestman *Microcina jungi*	ILARA47030	None	None	G1	S1	
lesser saltscale *Atriplex minuscula*	PDCHE042M0	None	None	G2	S2	1B.1
Loma Prieta hoita *Hoita strobilina*	PDFAB5Z030	None	None	G2	S2	1B.1
long-eared myotis *Myotis evotis*	AMACC01070	None	None	G5	S4?	
longfin smelt *Spirinchus thaleichthys*	AFCHB03010	Candidate	Threatened	G5	S1	SSC
maple-leaved checkerbloom *Sidalcea malachroides*	PDMAL110E0	None	None	G3	S3	4.2

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Metcalf Canyon jewelflower *Streptanthus albidus ssp. albidus*	PDBRA2G011	Endangered	None	G2T1	S1	1B.1
mimic tryonia (=California brackishwater snail) *Tryonia imitator*	IMGASJ7040	None	None	G2	S2	
most beautiful jewelflower *Streptanthus albidus ssp. peramoenus*	PDBRA2G012	None	None	G2T2	S2	1B.2
Mt. Day rockcress *Boechera rubicundula*	PDBRA40100	None	None	G1	S1	1B.1
Mt. Diablo phacelia *Phacelia phacelioides*	PDHYD0C3Q0	None	None	G1	S1	1B.2
Mt. Hamilton coreopsis *Leptosyne hamiltonii*	PDAST2L0C0	None	None	G2	S2	1B.2
Mt. Hamilton fountain thistle *Cirsium fontinale var. campylon*	PDAST2E163	None	None	G2T2	S2	1B.2
Mt. Hamilton lomatium *Lomatium observatorium*	PDAPI1B2J0	None	None	G1	S1?	1B.2
Northern Coastal Salt Marsh *Northern Coastal Salt Marsh*	CTT52110CA	None	None	G3	S3.2	
Opler's longhorn moth *Adela oplerella*	IILEE0G040	None	None	G2	S2	
osprey *Pandion haliaetus*	ABNKC01010	None	None	G5	S4	WL
pallid bat *Antrozous pallidus*	AMACC10010	None	None	G5	S3	SSC
pink creamsacs *Castilleja rubicundula var. rubicundula*	PDSCR0D482	None	None	G5T2	S2	1B.2
Point Reyes salty bird's-beak *Chloropyron maritimum ssp. palustre*	PDSCR0J0C3	None	None	G4?T2	S2	1B.2
prairie falcon *Falco mexicanus*	ABNKD06090	None	None	G5	S4	WL
prostrate vernal pool navarretia *Navarretia prostrata*	PDPLM0C0Q0	None	None	G2	S2	1B.1
purple martin *Progne subis*	ABPAU01010	None	None	G5	S3	SSC
robust spineflower *Chorizanthe robusta var. robusta*	PDPGN040Q2	Endangered	None	G2T1	S1	1B.1
rock sanicle *Sanicula saxatilis*	PDAPI1Z0H0	None	Rare	G2	S2	1B.2
round-leaved filaree *California macrophylla*	PDGER01070	None	None	G2	S2	1B.1
saline clover *Trifolium hydrophilum*	PDFAB400R5	None	None	G2	S2	1B.2

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
saltmarsh common yellowthroat *Geothlypis trichas sinuosa*	ABPBX1201A	None	None	G5T2	S2	SSC
salt-marsh harvest mouse *Reithrodontomys raviventris*	AMAFF02040	Endangered	Endangered	G1G2	S1S2	FP
salt-marsh wandering shrew *Sorex vagrans halicoetes*	AMABA01071	None	None	G5T1	S1	SSC
San Francisco collinsia *Collinsia multicolor*	PDSCR0H0B0	None	None	G2	S2	1B.2
San Francisco dusky-footed woodrat *Neotoma fuscipes annectens*	AMAFF08082	None	None	G5T2T3	S2S3	SSC
San Joaquin kit fox *Vulpes macrotis mutica*	AMAJA03041	Endangered	Threatened	G4T2	S2	
San Joaquin spearscale *Atriplex joaquinana*	PDCHE041F3	None	None	G2	S2	1B.2
Santa Clara red ribbons *Clarkia concinna ssp. automixa*	PDONA050A1	None	None	G5?T3	S3	4.3
Santa Clara Valley dudleya *Dudleya abramsii ssp. setchellii*	PDCRA040Z0	Endangered	None	G4T2	S2	1B.1
Santa Cruz Mountains beardtongue *Penstemon rattanii var. kleei*	PDSCR1L5B1	None	None	G4T2	S2	1B.2
Santa Cruz Mountains pussypaws *Calyptridium parryi var. hesseae*	PDPOR09052	None	None	G3G4T2	S2	1B.1
Serpentine Bunchgrass *Serpentine Bunchgrass*	CTT42130CA	None	None	G2	S2.2	
showy golden madia *Madia radiata*	PDAST650E0	None	None	G2	S2	1B.1
smooth lessingia *Lessingia micradenia var. glabrata*	PDAST5S062	None	None	G2T2	S2	1B.2
steelhead - central California coast DPS *Oncorhynchus mykiss irideus*	AFCHA0209G	Threatened	None	G5T2T3Q	S2S3	
Swainson's hawk *Buteo swainsoni*	ABNKC19070	None	Threatened	G5	S3	
Sycamore Alluvial Woodland *Sycamore Alluvial Woodland*	CTT62100CA	None	None	G1	S1.1	
Tiburon paintbrush *Castilleja affinis var. neglecta*	PDSCR0D013	Endangered	Threatened	G4G5T1	S1	1B.2
Townsend's big-eared bat *Corynorhinus townsendii*	AMACC08010	None	Candidate Threatened	G3G4	S2S3	SSC
tricolored blackbird *Agelaius tricolor*	ABPBXB0020	None	None	G2G3	S1S2	SSC
vernal pool tadpole shrimp *Lepidurus packardi*	ICBRA10010	Endangered	None	G3	S2S3	

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
western pond turtle *Emys marmorata*	ARAAD02030	None	None	G3G4	S3	SSC
western snowy plover *Charadrius alexandrinus nivosus*	ABNNB03031	Threatened	None	G3T3	S2	SSC
white-tailed kite *Elanus leucurus*	ABNKC06010	None	None	G5	S3	FP
woodland woollythreads *Monolopia gracilens*	PDAST6G010	None	None	G2G3	S2S3	1B.2
Yuma myotis *Myotis yumanensis*	AMACC01020	None	None	G5	S4?	
Zayante band-winged grasshopper *Trimerotropis infantilis*	IIORT36030	Endangered	None	G1	S1	

Record Count: 88

APPENDIX H

CNPS 2014 9 QUAD LIST

CNPS California Native Plant Society Rare and Endangered Plant Inventory

Plant List

39 matches found. *Click on scientific name for details*

Search Criteria

Rare Plant Rank is one of [1B, 2B], Found in 9 Quads around 37121C7

Common Name	Scientific Name	Rare Plant Rank	State Listing Status	Federal Listing Status
alkali milk-vetch	Astragalus tener var. tener	1B.2		
arcuate bush-mallow	Malacothamnus arcuatus	1B.2		
bent-flowered fiddleneck	Amsinckia lunaris	1B.2		
big-scale balsamroot	Balsamorhiza macrolepis	1B.2		
brittlescale	Atriplex depressa	1B.2		
California seablite	Suaeda californica	1B.1		FE
chaparral harebell	Campanula exigua	1B.2		
chaparral ragwort	Senecio aphanactis	2B.2		
Congdon's tarplant	Centromadia parryi ssp. congdonii	1B.1		
Contra Costa goldfields	Lasthenia conjugens	1B.1		FE
Coyote ceanothus	Ceanothus ferrisiae	1B.1		FE
fragrant fritillary	Fritillaria liliacea	1B.2		
Hall's bush-mallow	Malacothamnus hallii	1B.2		
Hoover's button-celery	Eryngium aristulatum var. hooveri	1B.1		
Indian Valley bush-mallow	Malacothamnus aboriginum	1B.2		
lesser saltscale	Atriplex minuscula	1B.1		
Loma Prieta hoita	Hoita strobilina	1B.1		
Metcalf Canyon jewel-flower	Streptanthus albidus ssp. albidus	1B.1		FE
most beautiful jewel-flower	Streptanthus albidus ssp. peramoenus	1B.2		
Mt. Day rockcress	Boechera rubicundula	1B.1		
Mt. Diablo phacelia	Phacelia phacelioides	1B.2		
Mt. Hamilton coreopsis	Leptosyne hamiltonii	1B.2		
Mt. Hamilton fountain thistle	Cirsium fontinale var. campylon	1B.2		
Mt. Hamilton lomatium	Lomatium observatorium	1B.2		
pink creamsacs	Castilleja rubicundula var. rubicundula	1B.2		
Point Reyes bird's-beak	Chloropyron maritimum ssp. palustre	1B.2		

prostrate vernal pool navarretia	Navarretia prostrata	1B.1		
robust spineflower	Chorizanthe robusta var. robusta	1B.1		FE
rock sanicle	Sanicula saxatilis	1B.2	CR	
round-leaved filaree	California macrophylla	1B.1		
saline clover	Trifolium hydrophilum	1B.2		
San Francisco collinsia	Collinsia multicolor	1B.2		
San Joaquin spearscale	Atriplex joaquinana	1B.2		
Santa Clara Valley dudleya	Dudleya abramsii ssp. setchellii	1B.1		FE
Santa Cruz Mountains pussypaws	Calyptridium parryi var. hesseae	1B.1		
showy golden madia	Madia radiata	1B.1		
smooth lessingia	Lessingia micradenia var. glabrata	1B.2		
Tiburon paintbrush	Castilleja affinis var. neglecta	1B.2	CT	FE
woodland woolythreads	Monolopia gracilens	1B.2		

Suggested Citation

CNPS, Rare Plant Program. 2014. Inventory of Rare and Endangered Plants (online edition, v8-02). California Native Plant Society, Sacramento, CA. Website http://www.rareplants.cnps.org [accessed 12 November 2014].

Search the Inventory
Simple Search
Advanced Search
Glossary

Information
About the Inventory
About the Rare Plant Program
CNPS Home Page
About CNPS
Join CNPS

Contributors
The Calflora Database
The California Lichen Society

APPENDIX I

TREE REPORT

BARRIE D. COATE
and ASSOCIATES
Horticutural Consultants
23535 Summit Road
Los Gatos, CA 95033
408/353-1052

INSPECTION OF THE TREES AT THE PROPOSED DEVELOPMENT SITE FOR A HOSPITAL FACILITY AND SHOPPING CENTER AT SILVER CREEK VALLEY PLACE SAN JOSE

Prepared at the Request of:
Gary E. Hansen, Senior Vice President
Cassidy Turley
300 Santana Row, Fifth Floor
San Jose, CA 95128
GARY.HANSEN@cassidyturley.com

Site Inspection by:
Nigel Belton
ISA Certified Arborist WE410A
November 19, 2013

Job: #10 13 118

BARRIE D. COATE
and ASSOCIATES
Horticutural Consultants
23535 Summit Road
Los Gatos, CA 95033
408/353-1052

INSPECTION OF THE TREES AT THE PROPOSED DEVELOPMENT SITE FOR A HOSPITAL FACILITY AND SHOPPING CENTER AT SILVER CREEK VALLEY PLACE SAN JOSE

Background:

Gary Hansen of Cassidy Turley, contacted the office of Barrie D. Coate and Associates to obtain a tree survey and accompanying arborists report regarding the trees located on the proposed development site at Silver Creek Valley Place. This vacant property is comprised of a large open field, which has scattered trees situated within its confines and on its borders. These trees are primarily native oaks and the remnants of an old walnut orchard.

The proposed development will include the building of a medical facility and hospital and a high quality retail shopping center. Mr. Hansen expressed that a primary goal of this project is to preserve the desirable native oaks and integrate them into the overall design.

He also requested that I prepare a separate report pertaining to the trees along the side of the exit road off Highway 101 that adjoins the west side of the development project. The development company has contacted Caltrans and has offered to pay for improvements on the Right of Way to provide a desirable visual impact from this exit road. These improvements will include the replacement of undesirable non-native trees with new plantings and an integrated landscape and maintenance plan. This separate report will be prepared contingent on an agreement with Caltrans allowing access for tree survey work.

Assignment:

This assignment entails the survey and assessment of all of the trees over four inches diameter on the development property. These trees include those specimens that are located on and adjacent to the chain link fence that separates the development site from the Caltrans Right of Way on the west side of the project.

The subject trees have been identified with numbered tags affixed to their trunks. These tags correspond with the numbering utilized in the report, the enclosed survey charts and attached photographs. The report identifies those trees that should be removed and qualifies why removal is recommended. The report identifies those trees recommended for preservation and makes general

recommendations regarding tree protection strategies during the development period. It also makes recommendations pertaining to pruning and other measures that will improve tree's structural integrity and enhance their aesthetic value in the new landscape. The report also includes recommendations the preservation or relocation of the native oak located in the proposed entrance and exit driveway off Silver Creek Valley Place.

Summary:

Twenty-five trees have been surveyed on the development site are included in this report. These trees primarily consist of native Coast Live Oak trees and also include regenerated Black Walnut Trees. The oaks appear to be wild trees all of which exhibit good health and variable structures and the walnuts are remnants of an original orchard. These walnuts have regenerated from the original rootstock and are of poor quality. Note that all but one walnut has been recommended for removal.

Two large Coast Live Oaks located on the adjacent northern property have also been included in this report. One tree is dead and should be removed, as it is a hazard. The other tree merits preservation, as it will be an asset to the development.

The developer wishes to retain and preserve the majority of the larger Oaks on this site. Many of the smaller and crowded oaks on or near the western boundary are recommended for removal. The developer wishes improve the aesthetic appeal of this area and open views into the proposed retail and medical center from the adjacent exit road off Highway 101.
A total of 14 trees in this report are recommended for removal (11 oaks, 2 walnuts and one olive). Twelve trees are recommended as suitable for preservation (11 oaks and 1 walnut). One oak is recommended for relocation. Note that all the other smaller trees and regenerated walnut stumps on this site will be removed.

Trees recommended for preservation must be pruned and where required have support cables installed to reduce the risk of limb and trunk failures. This work must be undertaken under the supervision of an ISA Certified Arborist. The oak located in the proposed entry and exit road off Silver Creek Valley Place is recommended for relocation, as it is unlikely that it will survive the construction process.

All trees suitable for preservation must be protected by the installation of Tree Protection Zone fencing before any site work commences. The locations of these fences must be determined at the time of a consulting arborist's review of the advanced development plans as this report represents an initial assessment of the development project. All of these trees must be mulched with wood chips during the construction period and two trees must be irrigated as specified.
Note that a separate report will likely be prepared regarding the trees on the adjacent Caltrans Right of Way in the near future.

Discussion:

The development site consists of a large open field located between Silver Creek Valley Place and the

exit road off Highway 101 on the west side. The adjacent land at north end of the project comprises of a riparian area and creek adjacent to Silver Creek Valley Road. Groups of Coast Live Oak Trees (*Quercus agrifolia*) and individual Coast Live Oaks are primarily concentrated towards the southern end of the property and on the western boundary fence. The largest and most significant oaks are located on the adjacent northern property and in the southeast area of the project site. I noted the presence of numerous Black Walnut stump sprouts in the proximity of the western boundary fence. These sprouts have grown from the remnant rootstock of the original commercial English orchard on this site. The proposed development will likely include four retail structures and parking areas located in the northern two thirds of the site area where there are fewer significant trees. The hospital building and parking infrastructure will be located in the southern third of the site area where the most significant oaks will be impacted.

Gary Hansen has communicated that the developers wish to preserve the significant oaks on this site and maintain them over the long term, as they will be critical components to the new landscape and retail/health center.

It is essential that the final plans for development are reviewed by the project arborist concerning the protection of these trees. The recommendations outlined below should be considered as preliminary recommendations only.

Note that Tree's #7 and #14 (two Coast Live Oaks) which are located within 24 inches of the west boundary fence on the Caltrans side have been included in this survey. It is my understanding that the survey stake line located twenty-four inches west of the existing fence line represents the actual boundary line (not a setback line) and that the fence is located 24 inches within the development property. Note that this understanding must be verified before any work on those two trees proceeds.

Recommendations:

Tree Protection Zone Fencing during the construction period:

Tree protection zone (TPZ) fencing is intended to protect the critical root zones, trunks and canopies of trees designated for protection. TPZ fencing must consist of five-foot tall steel chain link construction attached to two inch steel pipes driven 24 inches below natural grade. No grade changes or construction activity including utility trenching can occur within this zone. Tree protection notices must be attached to these fences at 10-foot intervals (see the attached copy of a tree protection notice).

No equipment can enter the TPZ nor can soil or other materials be stored within this area. TPZ fences must be installed before any grading work proceeds and must remain in place throughout the entire construction period. The fences must not be moved or removed at any time without the permission of the supervising arborist.

Supplemental irrigation during and beyond the construction period:

Supplemental irrigation is recommended for Tree #4 and Tree #27 (after relocation). Irrigation must be applied at a rate of 10 gallons per inch of trunk diameter at 54 inches above grade every three weeks from April through October (or until the first substantial rain). I recommend the utilization of irrigation

tubing such as the Netafim product to deliver water to their root zones. This tubing must be laid out in circles under the outer half of the tree canopies to avoid excessive moisture in close proximity to their root collars.

Mulching recommendations:
I recommend the installation of a four-inch deep wood chip mulch under the canopies of all the trees that are designated for preservation. Note that wood chips provide significant benefits to soil health and nutrition when compared to bark products. Maintain a 12-inch set back between the mulch and the base of tree trunks.

Tree pruning and cable installation work specifications:
Note that all pruning work on this project must be done in accordance with International Society of Arboriculture (ISA) pruning standards. This work must be performed under the supervision of an ISA Certified Arborist. Please find the attached list of recommended vendors. Support cable installation work must comply with ANSI A300 standards.

Note that recommended weight reduction pruning entails thinning back the ends of heavy and over extended limbs and branches to a significant side branch. This work is specified where larger trees are vulnerable to limb breakage. The low canopies of the oaks will require raising to allow for more space and to improve aesthetic values. The low canopies of the oaks near the west boundary will also require raising to open up views from the exit road to the proposed center as discussed in our initial meeting on site.

The supervising arborist must inspect the site at the following times:

- When the TPZ fencing has been installed (before any site work begins) to ensure that it is installed correctly
- In the event that any fences have to be moved during the construction period
- To meet with the tree service provider to discuss the scope of pruning and cable installation work
- To inspect the installation of supplemental irrigation and mulching
- To inspect any tree re-location work at the time of site preparation work and after planting

Tree #1 – 48 inch DBH Coast Live Oak (*Quercus agrifolia*):
Recommended for removal
This large dead tree is located on the adjacent property at the north end of the development in close proximity to Silver Creek Valley place. The tree canopy extends out well over the development property (approximately 40 feet) and also over the sidewalk and roadway of the adjacent street. This tree must be removed promptly as it is a significant hazard to the street and constitutes a potential hazard to the development site. I noted that it is in a state of advanced decay and that it has already dropped several large limbs on the street.

Tree #2 – 45 inch DBH Coast Live Oak:

Recommended for preservation

This large Coast Live Oak is located within 10 feet of the boundary on the adjacent property to the north. The tree has developed a heavy scaffold limb structure on the north side of its canopy. It is a significant old oak worthy of preservation and will contribute aesthetic value to the proposed development. I recommend that this tree is pruned to improve its structure by reducing weight on heavy and overextended limbs. The removal of the profuse sucker growth in the area of the lower trunk will enhance its appearance.

I recommend that TPZ fencing is erected 10 feet beyond the south side of the canopy drip line to ensure that more of the critical roots are protected during construction (I noted the close proximity of the trunk to the boundary line and that the spread of the south facing canopy is relatively narrow compared the width of the balance of the canopy that extends over the neighboring property).

Tree #3 – 6 & 4-inch DBH Black Walnut (*Juglans ssp*):

Recommended for removal

This stump sprout located near to the north corner of the west boundary fence consists of multiple stump sprouts.

It should be removed due to its poor structure which consists of multiple stems emanating from a common stump. This structure will become problematic regarding its structural integrity, as it grows larger over time because these stems may become predisposed to failing at their attachments to the original stump. The tree has poor aesthetic merit and replacement with more appropriate species is recommended.

Tree #4 – 23 inch Black Walnut:

Recommended as suitable for preservation or possible replacement

This tree is the only Black Walnut on this site that may be preserved as it has a single trunk structure however it is not a particularly good specimen when considering its condition. The tree has a fair to poor structure rating and will require pruning and significant tree protection measures to ensure its long-term survival. Note that Walnuts are very sensitive to root disturbance and root loss.

Replacement with a large Coast Live Oak is also worthwhile consideration, particularly if this tree is surrounded by an extensive area of paving which may not favor the health and survival of this walnut tree over the longer term.

Pruning work must entail the removal of dead, crowded and crossing branches. The basal sprouts near the west side of the trunk must be removed and the canopy height raised to about eight feet above grade. Some end weight should be reduced on selected heavy branches.

A TPZ Fence must be installed around the outside of the drip line of this tree before any site work proceeds. This fence must remain in place throughout the entire construction period.
I recommend that the tree is irrigated to mitigate the loss of roots beyond the canopy drip line (at a rate of 230 gallons every three weeks over the summer period for a minimum period of three years).

The soil surface under the canopy must be mulched with a three-inch deep layer of wood chips to preserve soil moisture.

Tree #5 – 21 inch DBH Coast Live Oak:

Suitable for preservation

This tree is located adjacent to the western boundary fence. It exhibits good health and structure. It should be pruned to remove dead and crossing branches. The low canopy should be raised by eight to ten feet above grade to allow more visual access to the development site from the adjacent exit road. Tree protection zone fencing must be installed beyond the canopy drip line before site work begins (the actual fence location will be determined at the time of the plan review).

Tree #6 – 13 inch DBH Coast Live Oak:

Recommended for removal

The trunk of this tree has broken off at five feet above grade.

Tree #7 – 10, 13 &11-inch DBH Coast Live Oak:

Suitable for preservation

This tree is located on the Caltrans side of the fence (the trunk is situated within two feet of the fence – please see the notes under on Page 2 regarding the two oak trees included in this survey that are located within 24 inches of the fence on the Caltrans side).

This tree requires pruning to remove dead and crossing branches and to reduce end weight on heavy limbs and branches. The low canopy should be raised to about eight feet above grade. The installation of three cable sets higher in the canopy is recommended as a means to reduce the possibility of failures in the areas of attachment between the trunks.

Tree protection zone fencing must be installed at or beyond the canopy drip line before any site work begins.

Tree #8 – 8 inch DBH Coast Live Oak:

Recommended for removal

This small leaning tree is located on the western fence line and is crowded within the south-facing canopy of Tree #4.

Tree #9 – 3, 2 & 2 inch DBH Black Walnut:

Recommended for removal

This re-generated stump consists of multiple sprouts. It is representative of the numerous Walnut stumps and sprouts along the western fence line that require removal.

Tree #10 – 6, 4 & 4 inch DBH Coast Live Oak:

Recommended for removal

This tree is growing in close proximity to the fence and has a poor structure. Its location and structure make it unsuitable for preservation.

Tree #11 – 4, 4 & 3 inch DBH European Olive (*Olea europaea*):

Recommended for removal

This tree is located on the Caltrans side of western fence line (within 24 inches). It is a poor specimen and is unsuitable for preservation.

Tree #12 – 4, 3 & 2 inch DBH Coast Live Oak:

Recommended for removal

This small oak is located on the western fence line. It is a poor specimen and is unsuitable for preservation.

Tree #13 – 8 inch DBH Coast Live Oak:

Recommended for Removal

This small tree is adjacent to the west side of the fence line and is unsuitable for preservation.

Tree #14 – 8 & 5 inch DBH Coast Live Oak:

Recommended for removal

This tree is located on the Caltrans side of the fence (the trunk is located within 24 inches of the fence). It blocks the view from the exit road and is in close proximity to the superior native oaks on the Caltrans Right of Way that merit preservation.

Tree #15 – 4 & 3 inch DBH Coast Live Oak:

Recommended for removal

This small tree is growing in the fence line.

Tree #16 – 15 inch DBH Coast Live Oak:

Recommended for removal

This tree has been significantly damaged by the failure of a co-dominant stem on the east side of the trunk. The resultant exposed wood extends four feet up the trunk from grade and comprises of up to one third of the entire circumference of the trunk at its widest point. This damaged area of exposed wood will decay over time and will predispose this tree to falling in the future.

Tree #17 – 9 inch DBH Coast Live Oak:

Recommended for removal

This tree is growing within four inches of the western fence and its removal will improve views to the proposed center.

Tree #18 – 12 &11 inch DBH Coast Live Oak:

Suitable for preservation

Despite this tree's poor structure and close proximity to the fence, I am recommending that it is preserved due to its size and location on the site relative to the nearby oaks. Note that this tree could also be considered for removal when taking into consideration that it blocks the initial view of the site from the exit road.

The canopy of this tree should be raised to about six or eight feet above grade and weight reduction pruning is recommended to mitigate its heavy growth pattern.
Tree protection zone fencing must be installed at or beyond the canopy drip line before any site work proceeds.

Tree #19 – 15 inch DBH Coast Live Oak:

Suitable for preservation

Located near the east boundary. Note that this tree is one of three coast Live Oak trees growing together as a group of trees.

Structural pruning is recommended to reduce weight on heavier limbs and branches.
Tree protection zone fencing must be installed at or beyond the canopy drip line before any site work proceeds.

Tree #20 – 24 & 20-inch DBH Coast Live Oak:

Suitable for Preservation

Located on the east boundary adjacent to Tree #16 and Tree #18.
This large tree has two trunks emanating from grade. Structural pruning is recommended, including weight reduction on the heavier limbs. I recommend the installation of three support cables higher in the canopy (triangulated in between the vertical scaffold limb structure). Utilize ½ inch through rods with amon eyes and 5/16 inch EHS grade cable.

Tree protection zone fencing must be installed at or beyond the canopy drip line before any site work proceeds.

Tree #21 – 12 inch DBH Coast Live Oak:

Suitable for Preservation

Adjacent to Tree #16 and #17.
Structural pruning is recommended regarding the reduction of weight on heavier east facing limbs.
Tree protection zone fencing must be installed at or beyond the canopy drip line before any site work proceeds.

Tree #22 – 17, 17 & 18-inch DBH Coast Live Oak:

Suitable for preservation

This tree has a relatively poor structure due to having three co-dominant scaffold limbs that emanate from a common trunk. The areas of attachment between these trunks are narrow and exhibit areas of trapped bark (inclusions) which represent structural weaknesses. I recommend the installation of three triangulated support cables to help mitigate this situation. Note that due to the growth pattern of this tree, 5/8 or ½ inch diameter Jay lags will have to be utilized as cable attachment points in this case.

Tree protection zone fencing must be installed at or beyond the canopy drip line before any site work proceeds.

Tree #23 – 25 & 14-inch DBH Coast Live Oak:

Suitable for preservation

This tree is the southernmost of the group of three trees located in the southeastern area of the site. I recommend structural pruning work to reduce weight on selected heavy limbs and branches. The low canopy of this tree should be raised by about eight to ten feet above grade to expose the trunk and limb structure.

Tree protection zone fencing must be installed at or beyond the canopy drip line before any site work proceeds.

Tree #24 – 12 inch DBH Coast Live Oak:

Recommended for removal

This tree is crowded between Tree #23 and Tree #25. The canopy is competing with the canopy of the adjacent large oak (Tree #25) which is a significantly better specimen.

Tree #25 – 30 & 24-inch DBH Coast Live Oak:

Suitable for preservation

This large tree should also be pruned as recommended for Tree #23. Tree protection zone fencing must be installed at or beyond the canopy drip line before any site work proceeds.

Tree #26 – 15 inch DBH Coast Live Oak:

Suitable for preservation

This tree is located in close proximity to the eastern boundary and wall.

Tree protection zone fencing must be installed at or beyond the canopy drip line before any site work proceeds.

Tree #27 – 21 & 17 inch DBH Coast Live Oak:

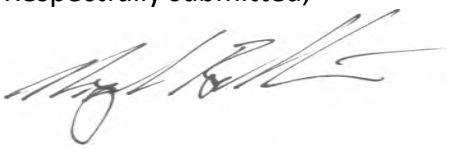
Suitable for preservation or relocation

This tree is located in the proposed driveway entrance and exit to the complex at the south end of Silver Creek Valley Place. The tree can be preserved on site if a generous area of native soil and critical root zone can be retained on all sides of the trunk (a minimum area equivalent to the total area of the tree canopy is recommended). I noted on the conceptual plan overlay that the soil area surrounding this tree will be inadequate for its survival. The tree must be re-located if this design cannot be changed.

If this tree is retained on site, tree protection zone fencing must be installed at or beyond the canopy drip line before any site work proceeds.

Please contact the office if you have any questions or concerns.

Respectfully submitted,



Nigel Belton
NB/li
On Behalf of Barrie D. Coate and Associates

BARRIE D. COATE and ASSOCIATES
Horticultural Consultants
23535 Summit Road
Los Gatos, CA 95033
408/353-1052

HORTICULTURAL CONSULTANTS
CONSULTING ARBORISTS

Tree Assessment Survey

Prepared for Gary Hansen
Senior Vice President
Cassidy Turley 300 Santa Row, Fifth Floor
San Jose, CA 95128

Site – Silver Creek Valley Place
Caltrans Right of Way - San Jose

1/10/2014 | Job # 10 13 118 14

This logo is attached to a plan done by another professional. The presence of this logo is not for the purpose of claiming credit for the plan but merely to add horticultural or arboricultural information to a plan prepared by others.

ABBRIVIATIONS	LEGEND DESCRIPTION	SYMBOL
	OVERLAND RELEASE	
GR	GRATE	
TC	TOP OF CURB	
AD	AREA DRAIN	
HP	HIGH POINT	
FL	FLOW LINE	
INV	INVERT	
	STORM DRAIN MANHOLE	
	CURB INLET	
FF	FINISH FLOOR	
FG	FINISH GRADE	

LEGEND

40 INDICATES EXISTING NATIVE TREES (COAST LIVE OAK).
ALL EXCEPT NUMBERS 40, 41 & 58 ARE TO BE REMOVED.
NUMBERS CORRESPOND TO THOSE IN PROJECT BIOLOGIC STUDY
BY LIVE OAK ASSOCIATES.

N

40' 0 40' 80'
GRAPHIC SCALE 1" = 40'

CORGAN ASSOCIATES, INC.
501 ELM STREET, SUITE 500
DALLAS, TEXAS, 75202

No.	Description	Date
01	PARKING LOT REVISION	11-29-06

THE CIRRUS GROUP
THE CALIFORNIA CENTER FOR HEALTH CARE AND BIOMEDICAL TECHNOLOGY
5815 SILVER CREEK VALLEY PLACE
SAN JOSE, CA

PD 05-095

CONCEPTUAL GRADING AND DRAINAGE

Project Number	04041A
Date	12/21/05
Drawn By	MYA
Checked By	MCS

10

Scale As Noted

Tree Evaluation During Property Development

X ITEMS WILL BE NOTED ON ALL SURVEYS

BARRIE D. COATE and ASSOCIATES
Horticutural Consultants
23535 Summit Road
Los Gatos, CA 95033
408/353-1052

Tree #	Tree Name	MEASUREMENTS: DIAMETER @ 4-1/2 FT ABOVE GRADE	DBH	DBH	DIAMETER @ 2 FEET ABOVE GRADE	HEIGHT	SPREAD	CONDITION: HEALTH	STRUCTURE	CD with I.B. *see below	TOPPED CROWN	HEAVY ENDWEIGHT	CABLES INDICATED	INSECTS	DISEASE	DEADWOOD	DISPOSITION: PROTECTED?	HERITAGE TREE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND P.T.R. *see below	USEFUL LIFE SPAN 1=1-2 YRS; 2=2-10 YRS; 3=10-20 YRS; 4=20+YRS	NOTES AND COMMENTS
1	Coast Live Oak *Quercus agrifolia*	48				70	55	5	4												R		Large dead tree on adjacent property
2	Coast Live Oak	45				65	50	1	2			X							X				Large tree on adjacent property
3	Black Walnut *Juglans spp*	6	4			15	15	2	2												R		West fence line
4	Black Walnut	23				35	30	2	2										X				Largest walnut on the site
5	Coast Live Oak	21				40	30	1	2										X				Locatd near west fence line
6	Coast Live Oak	13				11	15	1	4												R		Broken trunk at 5 feet above grade
7	Coast Live Oak	10	13	11	26	28	1	3	X										X				Located near west fence line
8	Coast Live Oak	8				25	15	1	2												R		Crowded leaning tree
9	Black Walnut	3	2	2		13	12	2	4												R		Regenerated stump
10	Coast Live Oak	6	4	4		22	15	1	3	X											R		Located near west fence line

Job Name: Silver Creek Valley
Job #:10-13-118
Date:11.19.2013

*CD W/IB - CODOMINANT LEADERS WITH INCLUDED BARK
*RECOMMEND - P=PRESERVE, T=TRANSPLANT, R=REMOVE

1 - Best, 5 = Worst

Tree Evaluation During Property Development

X ITEMS WILL BE NOTED ON ALL SURVEYS

BARRIE D. COATE and ASSOCIATES
Horticutural Consultants
23535 Summit Road
Los Gatos, CA 95033
408/353-1052

Tree #	Tree Name	MEASUREMENTS: DIAMETER @ 4-1/2 FT ABOVE GRADE	DBH	DBH	DIAMETER @ 2 FEET ABOVE GRADE	HEIGHT	SPREAD	CONDITION: HEALTH	STRUCTURE	CD with I.B. *see below	TOPPED CROWN	HEAVY ENDWEIGHT	CABLES INDICATED	INSECTS	DISEASE	DEADWOOD	DISPOSITION: PROTECTED?	HERITAGE TREE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND P.T.R. *see below	USEFUL LIFE SPAN 1=1-2 YRS; 2=2-10 YRS; 3=10-20 YRS; 4=20+YRS	NOTES: NOTES AND COMMENTS
11	European Olive *Olea europaea*	4	4	3		12	16	2	3												R		Growing on fence line
12	Coast Live Oak	4	3	2		15	14	1	2	X											R		Growing on the west fence line
13	Coast Live Oak	8				22	12	1	2												R		Near the west fence line
14	Coast Live Oak	8	5			30	18	1	2												R		Near the west fence line
15	Coast Live Oak	4	3			12	10	1	3												R		Near the west fence line
16	Coast Live Oak	15				30	18	1	3												R		Damaged trunk
17	Coast Live Oak	9				25	15	1	3	X											R		Near the west fence line
18	Coast Live Oak	12	11			23	26	1	3	X									X				West fence line
19	Coast Live Oak	15				40	40	2	2										X				West fence line
20	Coast Live Oak	24	20			50	56	2	2	X			X						X				West fence line

*CD W/IB - CODOMINANT LEADERS WITH INCLUDED BARK
*RECOMMEND - P=PRESERVE, T=TRANSPLANT, R=REMOVE

1 - Best, 5 = Worst

Tree Evaluation During Property Development

X ITEMS WILL BE NOTED ON ALL SURVEYS

BARRIE D. COATE and ASSOCIATES
Horticutural Consultants
23535 Summit Road
Los Gatos, CA 95033
408/353-1052

Tree #	Tree Name	MEASUREMENTS: DIAMETER @ 4-1/2 FT ABOVE GRADE	DBH	DBH	DIAMETER @ 2 FEET ABOVE GRADE	HEIGHT	SPREAD	CONDITION: HEALTH	STRUCTURE	CD with I.B. *see below	TOPPED CROWN	HEAVY ENDWEIGHT	CABLES INDICATED	INSECTS	DISEASE	DEADWOOD	DISPOSITION: PROTECTED?	HERITAGE TREE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND P.T.R. *see below	USEFUL LIFE SPAN 1=1-2 YRS; 2=2-10 YRS; 3=10-20 YRS; 4=20+YRS	NOTES AND COMMENTS
21	Coast Live Oak	12				55	20	2	2										X				East boundary
22	Coast Live Oak	12	12	18		55	42	1	3	X			X						X				
23	Coast Live Oak	25	14			45	33	1	3	X			X						X				In group of 3 trees
24	Coast Live Oak	12				40	36	1	3												R		Crowded against #23 and 25
25	Coast Live Oak	30	24			45	48	1	3	X		X							X				In group of 3 trees
26	Coast Live Oak	15				35	21	1	2										X				Near east boundary
27	Coast Live Oak	21	17			30	30	2	3	X									X	X			In proposed entrance area

Job Name:Silver Creek Valley Place
Job #:10-13-118
Date:11019-2013

*CD W/IB - CODOMINANT LEADERS WITH INCLUDED BARK
*RECOMMEND - P=PRESERVE, T=TRANSPLANT, R=REMOVE

1 - Best, 5 = Worst

Tree #1 – Dead 48 inch Coast Live Oak to be removed - Looking north:

- Note the proximity of the street and development site

Tree #2 – The large Coast Live Oak to be preserved – Looking west:

- Note the heavier canopy development on the north side of the tree

THE INSPECTION OF THE TREES AT THE PROPOSED DEVELOPMENT SITE
FOR A HOSPITAL FACILITY AND SHOPPING CENTER AT SILVER CREEK VALLEY PLACE - SAN JOSE
Prepared By: Nigel Belton - ISA Certified Arborist WE410A on behalf of Barrie D. Coate and Associates
Site visit - November 19, 2013

Tree #3 – 6 & 4 inch Black Walnut stump sprout to be removed:

- Note the crowded growth pattern of the regenerating sprouts

Tree #4 – 23 inch Black Walnut – An option to be preserved:

- Note the fair to poor structure of this tree

THE INSPECTION OF THE TREES AT THE PROPOSED DEVELOPMENT SITE
FOR A HOSPITAL FACILITY AND SHOPPING CENTER AT SILVER CREEK VALLEY PLACE - SAN JOSE
Prepared By: Nigel Belton - ISA Certified Arborist WE410A on behalf of Barrie D. Coate and Associates
Site visit - November 19, 2013

Tree #5 – 21 inch Coast Live Oak - Looking west – Suitable for preservation:

- Note that low tree canopies should be raised to allow more visual access from the road

Tree #6 – 13 inch Coast Live Oak – Recommended for removal:

- Note the broken top of this tree

THE INSPECTION OF THE TREES AT THE PROPOSED DEVELOPMENT SITE
FOR A HOSPITAL FACILITY AND SHOPPING CENTER AT SILVER CREEK VALLEY PLACE - SAN JOSE
Prepared By: Nigel Belton - ISA Certified Arborist WE410A on behalf of Barrie D. Coate and Associates
Site visit - November 19, 2013

Tree #7 – 10, 13 & 11 inch Coast Live Oak – Suitable for preservation:

- Note that this tree should be pruned to reduce weight and raise the canopy

Tree #9 – 3, 2, 2 Black Walnut stump sprout:

- Representative of numerous stump sprouts in the proximity of the fence that require removal

THE INSPECTION OF THE TREES AT THE PROPOSED DEVELOPMENT SITE
FOR A HOSPITAL FACILITY AND SHOPPING CENTER AT SILVER CREEK VALLEY PLACE - SAN JOSE
Prepared By: Nigel Belton - ISA Certified Arborist WE410A on behalf of Barrie D. Coate and Associates
Site visit - November 19, 2013

Tree #11 – 4, 4 & 3 inch European Olive recommended for removal:

- Growing on the fence line

Tree #10 – 6, 4 & 4 inch Coast Live Oak – Recommended for removal:

- Poor structure and close proximity to fence line

THE INSPECTION OF THE TREES AT THE PROPOSED DEVELOPMENT SITE
FOR A HOSPITAL FACILITY AND SHOPPING CENTER AT SILVER CREEK VALLEY PLACE - SAN JOSE
Prepared By: Nigel Belton - ISA Certified Arborist WE410A on behalf of Barrie D. Coate and Associates
Site visit - November 19, 2013

Tree #14 – 8 & 5 inch Coast Live Oak recommended for removal:

- Located on the Caltrans side of the fence (within the boundary stake line as discussed in the report) – This tree is crowded and is blocking visual access to the site from the exit road

Tree #16 – 15 inch Coast Live Oak – Recommended for removal:

- The trunk has been irreparably damaged

Tree #18 – 12 &11 inch Coast Live Oak - Recommended for preservation:

- This tree should be pruned to reduce weight on heavy limbs and to raise the canopy

Trees #19, 20 & 21 – Three Coast Live Oaks near the east boundary – Suitable for preservation:

THE INSPECTION OF THE TREES AT THE PROPOSED DEVELOPMENT SITE
FOR A HOSPITAL FACILITY AND SHOPPING CENTER AT SILVER CREEK VALLEY PLACE - SAN JOSE
Prepared By: Nigel Belton - ISA Certified Arborist WE410A on behalf of Barrie D. Coate and Associates
Site visit - November 19, 2013

Tree #22 – 17, 17 & 18 inch Coast Live Oak – Suitable for preservation:

- Prune and install cables to improve structure and appearance

Tree's #23, 24 & 25 – Three large Coast Live Oaks:

- Note that Tree's #23 & 25 are recommended for preservation being the two largest oaks – Tree #24 is recommended for removal being a crowded and suppressed specimen

THE INSPECTION OF THE TREES AT THE PROPOSED DEVELOPMENT SITE
FOR A HOSPITAL FACILITY AND SHOPPING CENTER AT SILVER CREEK VALLEY PLACE - SAN JOSE
Prepared By: Nigel Belton - ISA Certified Arborist WE410A on behalf of Barrie D. Coate and Associates
Site visit - November 19, 2013

Tree #26 – 15 inch Coast Live Oak – Suitable for preservation:

- Located near the east boundary wall

Tree #27 – 21 & 17 inch Coast Live Oak – Recommended for relocation:

- Located in the area of the proposed entrance to the center

THE INSPECTION OF THE TREES AT THE PROPOSED DEVELOPMENT SITE
FOR A HOSPITAL FACILITY AND SHOPPING CENTER AT SILVER CREEK VALLEY PLACE - SAN JOSE
Prepared By: Nigel Belton - ISA Certified Arborist WE410A on behalf of Barrie D. Coate and Associates
Site visit - November 19, 2013

APPENDIX J

PHASE I ENVIRONMENTAL SITE ASSESSMENT

LOWNEY ASSOCIATES
Environmental/Geotechnical/Engineering Services

Oakland
Fairfield
Fullerton
Mountain View
Sacramento
San Ramon
Fullerton
Las Vegas

November 22, 2005
P15665

Mr. Nathan Golik
THE CIRRUS GROUP
1700 Pacific Avenue, Suite 2730
Dallas, Texas 75214

RE: PHASE I UPDATE
SILVER CREEK CENTER
SAN JOSE, CALIFORNIA

Dear Mr. Golik:

We are pleased to present this letter summarizing the results of the Phase I update performed for the Silver Creek Center Property located at the southeast corner of Silver Creek Road and Highway 101 in San Jose, California. This work was performed in accordance with our agreement dated November 21, 2005.

Lowney Associates performed a Phase I environmental site assessment, completed in August, 1998. The purpose of this letter is to update environmental conditions of the site.

SCOPE OF WORK

Site Visit

To observe current site conditions, our representative, Senior Staff Geologist Charles Mettler, visited the site on November 15, 2005. At the time of our site visit, the approximately 10.0 acre property consisted of an undeveloped vacant open field area covered in native grass and brush and appeared to have been disked for weed abatement. Several large walnut trees were present mainly in the southern portion of the property. The northwest, west, and southern portions of the site appeared to have been occupied by a former orchard as evidenced by the presence of numerous, regularly spaced tree stumps.

Since our last site visit, a new two-lane road was constructed along the northeastern property boundary, leading from Silver Creek Valley Road and terminating in a cul-de-sac near a residence which borders the subject property to the southeast. A section of the property located east of the newly constructed road was fenced-in and planted with apparent native vegetation. A sign attached to the fence was labeled "Habitat Restoration in progress". Several utility boxes labeled TV-Cable were observed along the eastern property boundary, next to the newly constructed road. A 4-inch PVC-capped, vertical standing clay pipe was observed near one of the utility vaults and extended approximately 6 feet below ground surface.

A 4-inch, 3-feet tall, uncapped, vertical standing PVC pipe was observed on-site near the northern property boundary. The PVC pipe extended 4 feet below ground surface. Two storm-drain manholes were observed approximately twenty feet east of the PVC pipe. Additional underground utility vaults, maintained by PG&E, were observed off-site between the northern property boundary and the abandoned section of the former Piercy Road.
The origin and use of the two observed vertical pipes was not apparent, but proximity to utility manholes and underground utility vaults suggests association, possibly presenting vent or drain pipes for the utility lines.

Three manholes related to water and sanitary utility lines were observed near the south property boundary. Piles (less than approximately 1-cubic yard) of horse manure were located at the east property corner, apparently originating from the neighboring property.

An approximately 10-cubic yard stockpile of construction related debris, including blocks of concrete, wood, metal girders, metal and PVC piping, was observed along the western property boundary, adjacent to a topographically depressed area. The topographically depressed area measuring approximately 100 by 200 feet appears to coincide with the lead remedial excavation area, completed in April, 1999 (Lowney, 1999).

No other significant changes to the site or vicinity conditions since the previous Phase I were observed.

Agency Database Review

A regulatory agency database report was obtained and reviewed to help establish whether contamination incidents have been reported in the site vicinity. A list of the database sources reviewed, a detailed description of the sources, and a radius map indicating the location of the reported facilities relative to the project site are presented in Attachment A.

The Agency Database Report indicated that IBM operates a facility approximately 0.8 miles southwest of the subject property and reportedly had numerous leaking underground storage tanks (USTs), including two Freon USTs, one acetone UST, one isopropyl alcohol UST, and a petroleum naphtha UST. Reportedly, 400 monitoring wells were installed on and around the facility to evaluate the extent of the ground water contamination. According to information obtained form the Database Report, the ground water contaminent plume is approximately 3 miles in length and has migrated away from the IBM facility in a northwesterly direction, cross-gradient from the subject property. The Regulatory Agency Database Report further indicates that migration of contaminated ground water is under control and that additional ground water monitoring will be conducted to ensure confinement of the ground water contamination to its current area of impact (RCRIS Corrective Summary dated December 28, 2000). Based on information in the database records regarding the type of release, current case status, and distance and direction from the site, the potential for site impact from the IMB hazardous materials release appears low.

No other reported nearby hazardous materials spills or releases with a potential to significantly impact the site were listed.

Conclusions

No information was found indicating that significant quantities of hazardous materials historically have been used or stored at the site since the previous Phase I environmental site assessment. Based on the information obtained during this study, a hazardous material incident has been reported in the site vicinity. However, based on the distance and direction from the site, it appears unlikely that the release has significantly impacted the site. We understand that commercial use of the property is planned. Based on the information obtained during this survey, the planned use appears compatible with the known on-site environmental conditions. No further work appears required at this time.

LIMITATIONS

This report was prepared for the sole use of The Cirrus Group in evaluating the environmental conditions at the site at the time of this study. We make no warranty, expressed or implied, except that our services have been performed in accordance with environmental principles generally accepted at this time and location. We are not responsible for the data presented by others.

Thank you for choosing us to assist you with this project. If you have any questions please call.

Very truly yours,

LOWNEY ASSOCIATES

Charles C. Mettler
Senior Staff Geologist

Peter M. Langtry, P.G., CE.G.
Principal Environmental Geologist

Copies: Addressee (2)

Attachments: Attachment A. Agency Database Report

OK/P15665 Silver Creek Ph1 Update

ATTACHMENT A
AGENCY DATABASE REPORT

167 Filbert Street
Oakland, CA 94607

510.267.1970 - voice
510.267.1972 - fax

www.TRCsolutions.com

March 15, 2007
1369-1E

Mr. Nathan Golik
THE CIRRUS GROUP
1700 Pacific Avenue, Suite 2730
Dallas, Texas 75214

RE: **PHASE I UPDATE**
SILVER CREEK CENTER
SAN JOSE, CALIFORNIA

Dear Mr. Golik:

We are pleased to present this letter summarizing the results of the Phase I update performed for the Silver Creek Center Property located at the southeast corner of Silver Creek Road and Highway 101 in San Jose, California. This work was performed in accordance with our agreement dated March 1, 2007

TRC Lowney performed a Phase I environmental site assessment, completed in August, 1998 and a Phase I update in November, 2005. The purpose of this letter is to update environmental conditions of the site.

SCOPE OF WORK

Site Visit

To observe current site conditions, our representative, Staff Environmental Scientist Jacob Zepeda, visited the site on March 6, 2007. At the time of our site visit, the approximately 10.0 acre property consisted of an undeveloped vacant open field area covered in native grass and brush. Several large walnut trees were present in the southeastern portion of the property. The northwest, west, and southern portions of the site appeared to have been occupied by a former orchard as evidenced by the presence of numerous, regularly spaced tree stumps.

Since our last site visit, the two-lane road constructed along the northeastern property boundary is named Silver Creek Valley Place, leads from Silver Creek Valley Road and terminates in a cul-de-sac at the residence 5990 Silver Creek Valley Place. A section of the property located northeast of Silver Creek Valley Place was fenced-in and planted with apparent native vegetation. A sign attached to the fence was labeled "Habitat Restoration in progress". Several utility boxes labeled TV-Cable were also observed along the eastern property boundary, adjacent to the Silver Creek Valley Place. A 4-inch PVC-capped, vertical standing clay pipe was observed near one of the utility vaults and extended approximately 6 feet below ground surface. Additionally, a waterline blow-off valve encased in a steel cage was observed near the utility boxes and high voltage PG&E utility vault.

A 4-inch, 3-feet tall, uncapped, vertical standing PVC pipe was observed on-site near the northern property boundary. The PVC pipe extended 4 feet below ground surface. Two storm-drain manholes were observed approximately twenty feet east of the PVC pipe. Additional underground utility vaults, maintained by PG&E, were observed off-site between the northern property boundary and the abandoned section of the former Piercy Road. The origin and use of the two observed vertical pipes was not apparent, but proximity to utility manholes and underground utility vaults suggests association, possibly presenting vent or drain pipes for the utility lines. Three manholes related to water and sanitary utility lines were observed near the southeastern property boundary, and a sign indicating a natural gas pipeline was observed along the western property boundary.

An approximately 10-cubic yard stockpile of construction related debris, including blocks of concrete, wood, metal girders, metal and PVC piping, was observed along the western property boundary, adjacent to a topographically depressed area. The topographically depressed area measuring approximately 100 by 200 feet appears to coincide with the lead remedial excavation area, completed in April, 1999 (Lowney, 1999).

No other significant changes to the site or vicinity conditions since the previous Phase I were observed

Agency Database Review

A regulatory agency database report was obtained and reviewed to help establish whether contamination incidents have been reported in the site vicinity. A list of the database sources reviewed, a detailed description of the sources, and a radius map indicating the location of the reported facilities relative to the project site are presented in Attachment A.

The regulatory agency database report indicated that Electroglas Incorporated operates a facility upgradient of the site, approximately 1/8 mile northeast of the subject property.
The Electroglas facility was reported as a small quantity generator from 1999 to 2003 of approximately 43 tons/year of carbon monoxide emissions, under the oversight of the Bay Area Air Quality Management District

IBM operates a facility approximately 0.8 miles southwest of the subject property and reportedly had numerous leaking underground storage tanks (USTs), including two Freon USTs, one acetone UST, one isopropyl alcohol UST, and a petroleum naphtha UST. Reportedly, 400 monitoring wells were installed on and around the facility to evaluate the extent of the ground water contamination. According to information obtained form the Database Report, the ground water contaminant plume is approximately 3 miles in length and has migrated away from the IBM facility in a northwesterly direction, cross-gradient from the subject property. The Regulatory Agency Database Report further indicates that migration of contaminated ground water is under control and that additional ground water monitoring will be conducted to ensure confinement of the ground water contamination to its current area of impact (RCRIS Corrective Summary dated December 28, 2000). Based on information in the database records regarding the type of release, current case status, and distance and direction from the site, the potential for site impact from the IMB hazardous materials release appears low.

No other reported nearby hazardous materials spills or releases with a potential to significantly impact the site were listed.

Conclusions

No information was found indicating that significant quantities of hazardous materials historically have been used or stored at the site since the previous Phase I environmental site assessment. Based on the information obtained during this study, a hazardous material incident has been reported in the site vicinity However, based on the distance and direction from the site, it appears unlikely that the release has significantly impacted the site. We understand that commercial use of the property is planned. Based on

the information obtained during this survey, the planned use appears compatible with the known on-site environmental conditions. No further work appears required at this time.

LIMITATIONS

This report was prepared for the sole use of The Cirrus Group in evaluating the environmental conditions at the site at the time of this study. We make no warranty, expressed or implied, except that our services have been performed in accordance with environmental principles generally accepted at this time and location. We are not responsible for the data presented by others.

Thank you for choosing us to assist you with this project. If you have any questions please call.

Very truly yours,

TRC

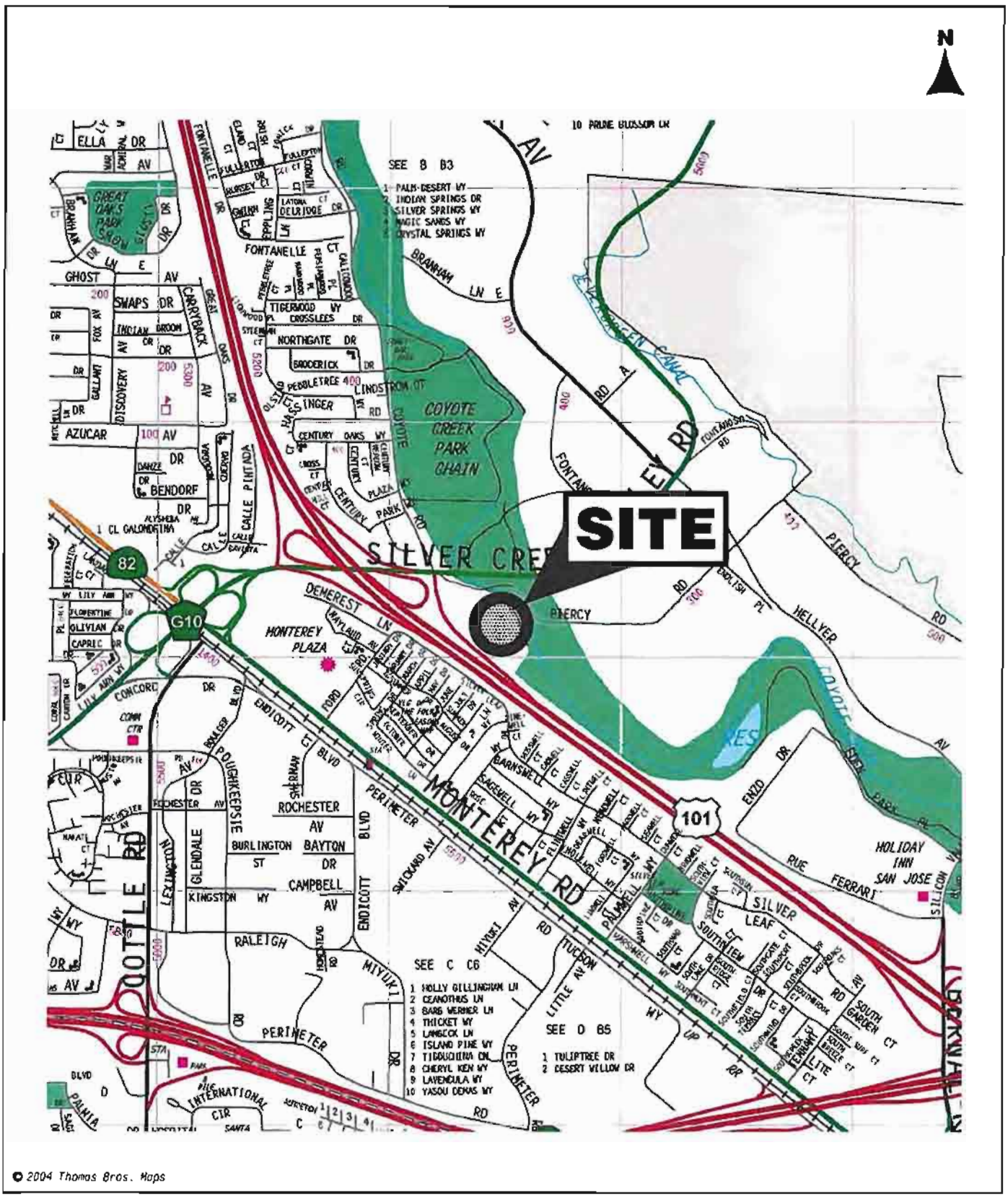
Jacob P. Zepeda
Staff Environmental Scientist

Charles Mettler
Senior Project Geologist

Copies: Addressee (2)

Attachments: Attachment A. Agency Database Report

OK/1369-1E SilverCreekCtrPhiUp031507



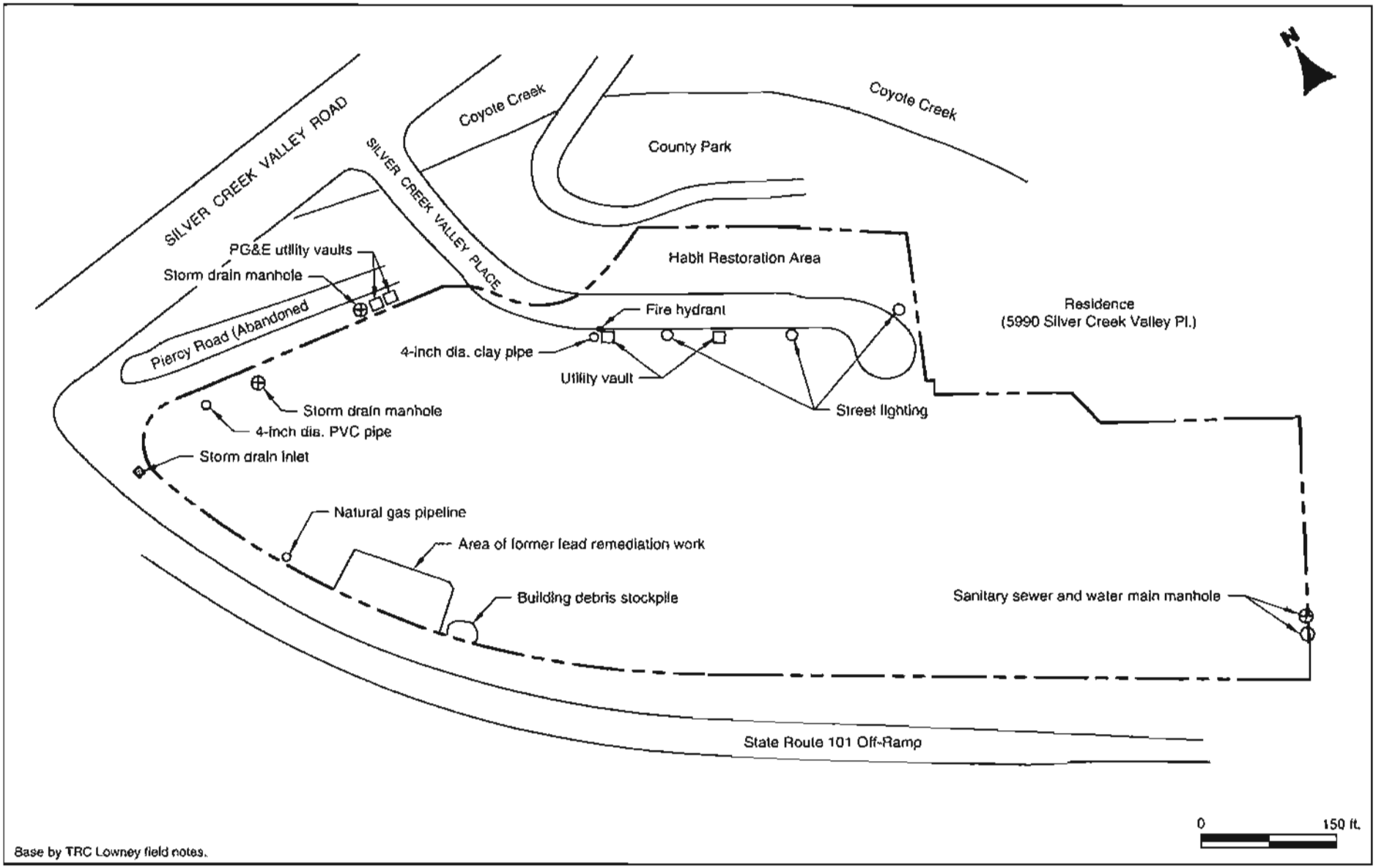
5/06 EB

VICINITY MAP

SILVER CREEK CENTER PHASE I UPDATE
San Jose, California

TRC Lowney

FIGURE 1
1369-1E



3/07·E8

SITE PLAN

SILVER CREEK CENTER PHASE I UPDATE
San Jose, California

TRC Lowney

FIGURE 2
1369-1E

APPENDIX K

TRIP GENERATION AND TRAFFIC OPERATIONS ANALYSIS

HEXAGON TRANSPORTATION CONSULTANTS, INC.

Memorandum

To: Sally Rideout, EMC Planning Group, Inc.

From: Robert Del Rio, T.E.

Date: December 19, 2014

Subject: San Jose Veterans Affairs (VA) Outpatient Clinic Trip Generation and Operations Analysis

Introduction

Hexagon Transportation Consultants, Inc. has completed a preliminary trip generation and operations analysis for the proposed Veterans Affairs (VA) Outpatient Clinic in the City of San Jose, California. The project as proposed would consist of a 72,000 square-foot (s.f.) outpatient clinic. The project would be constructed on one of two potential sites in south San Jose and within the Edenvale Redevelopment Area. The potential sites are referred to as the Silver Creek Road site and San Ignacio Avenue site based on their locations. The Edenvale Area Development Policy provides for the development of industrial park/R&D/office land uses on each of the potential project sites. Medical office uses are an allowable land use under the industrial land designation.

The purpose of the preliminary trip generation and operations analysis is to estimate the amount of traffic that would be generated by the proposed clinic and compare it to the approved uses for each of the potential sites in order to identify whether the proposed project would have a greater effect on the transportation network than what has been identified in the Edenvale Area Development Policy. Both potential project sites are analyzed to provide a comparative evaluation of the effects of each site on the surrounding roadway system. The trip generation and operations analysis presented in this memorandum provides a preliminary evaluation of the need for a full and complete traffic study and identifies any potentially significant project impacts that could result in substantial mitigation costs. However, this study does not constitute the official traffic study for the project.

Edenvale Area Development Policy

The Edenvale area in south San Jose is a geographic area that was adopted in 2000 by the City of San Jose for an Area Development Policy in conformance with the provisions of the City of San Jose General Plan Policy TR-5.3. According to the *Edenvale Area Development Policy, updated April 2014*, the Edenvale area is subdivided into three areas: “Edenvale Area”, “New Edenvale”, and “Mixed-Use Development Area”. The “Edenvale Area”, which is generally east of US 101 between Hellyer Avenue and Silicon Valley Boulevard, is designated for industrial park/R&D/office land uses. The “New Edenvale” area, which is generally bounded to the east by Santa Teresa Boulevard, to the west by SR 85, to the north by Cottle Road, and to the south by Bernal Road, is designated for industrial park/R&D/office land uses. The “Mixed-Use Development Area”, which is generally west of Monterey Highway between Cottle Road and SR 85, is designated for retail, office, and residential land uses.

Project Description

The proposed project consists of the construction of a two-story approximately 72,000 s.f. medical center. The facility would offer mostly clinical functional services such as ambulatory care, eye clinic, and physical medicine and rehabilitation. Ancillary services such as adult care and a pharmacy would also be offered. The primary hours of operation would be from 7:30 AM to 6:00 PM, although the building would most likely be in use from 7:00 AM to 7:00 PM each day with the possibility of staff staying longer. Staff is anticipated at 134 full-time employees plus additional part-time employees. Part-time employees will work one of two shifts shift from 7:00 AM to 1:00 PM or from 1:00 PM to 7:00 PM. The clinic is expecting 313 daily patient encounters. Patients would arrive on a steady schedule throughout the day.

Each of the site locations are presented in Figure 1. The two potential project sites are separately shown on Figures 2 and 3.

Silver Creek Road Site

The Silver Creek Valley Road Site is located at the southeast corner of US 101 and Silver Creek Valley Road, at the southern end of Silver Creek Valley Place. The project site is approximately 5.86 acres. Access to the project site would be provided via Silver Creek Valley Place. This site is located within the "Edenvale Area."

San Ignacio Avenue Site

The San Ignacio Avenue Site is located at the southwest corner of the intersection at San Ignacio Avenue and Via Del Oro. The project site is approximately 7 acres. Access to the project site would be provided via Via Del Oro and San Ignacio Avenue. This site is located within the "New Edenvale".

Trip Generation Comparison

Through empirical research, data have been collected that correlate to common land uses for their propensity for producing traffic. For the most common land uses there are standard trip generation rates that can be applied to help predict the future traffic increases that would result from a new development.

The traffic analysis completed for the Edenvale Area Development Policy (EADP) estimated traffic for each of the sites based on R&D uses. Therefore, this preliminary trip generation evaluation assumes trip allotment based on approved R&D uses. However, since completion of the original traffic analysis and EIR for the EADP several changes have been made to the policy that may affect the estimated trip allotments on each of the potential project sites and result in a reduction in the net additional trips that would be generated by the project.

The magnitude of traffic generated by both the approved and proposed development for the site was estimated by applying to the size of the development the applicable trip generation rates published in the Institute of Transportation Engineers (ITE) manual entitled *Trip Generation, Ninth Edition*. For the approved uses, trip generation rates for Research and Development (R&D) (ITE code 760) were used, while trip generation rates for medical office building (ITE code 720) were used for the proposed project.

Based on the corresponding ITE rates, it is estimated that the proposed project would generate 172 AM peak-hour trips and 257 PM peak-hour trips. The approved R&D land use at the Silver Creek Valley Road site would generate 125 AM peak-hour trips and 109 PM peak-hour trips. Therefore, the proposed clinic at the Silver Creek Valley Road site would generate a net additional 47 AM peak-hour trips and 148 PM peak-hour trips when compared to the approved R&D uses on the site. The approved R&D land use at the San Ignacio Avenue site would generate 130 AM peak-hour trips and 114 PM peak-hour trips. Therefore, the proposed clinic at the San Ignacio Avenue site would generate a net additional 42 AM peak hour trips and 143 PM peak-hour trips.

Trip generation for the proposed clinic also was estimated based on hourly project site activity utilizing information provided by the Department of Veterans Affairs. This information (presented above) provides detailed information on the anticipated number of employees, staff schedules, daily number of patients,

and hours of operation. Based on project site activity information, it was estimated that the proposed project would generate 87 and 85 trips during the AM and PM peak hours, respectively. Based on site activity information, the proposed clinic is projected to generate less traffic than a typical medical office building, represented by the ITE rates. The reduced trip generation estimates based on site activity could be due to the fact that the proposed project would serve a specific population, unlike a typical medical office building which draws patients from the population as a whole. Furthermore, the estimated trip generation based on site activity does not account for the potential use of shuttle services and public transportation to access the site. Thus, the trip estimates based on site activity could be lower.

The trip generation comparison shows that the proposed clinic would generate more traffic than the approved R&D use for each site based on ITE trip generation rates. Based on activity information, the proposed project would generate less traffic than the approved R&D use for each site. Estimated hourly project site activity is presented in Table 1. A comparison of the above trip generation estimates at the two potential site locations are presented in Tables 2 and 3, respectively.

Intersection Level of Service Analysis

Intersection level of service analysis was conducted in order to identify how the proposed change in land use would affect intersection operations. Hexagon studied fifteen (15) intersections within the vicinity of the two potential project sites. The list of intersections is presented below.

1. Monterey Road & Blossom Hill Road (North)*
2. Monterey Road & Blossom Hill Road (South)*
3. US 101 & Blossom Hill Road (West)*
4. US 101 & Blossom Hill Road (East)*
5. Silver Creek Valley Place & Silver Creek Valley Road
6. Hellyer Avenue & Silver Creek Valley Road
7. Cottle Road & SR 85 (North)*
8. Cottle Road & SR 85 (South)*
9. Cottle Road & Santa Teresa Boulevard*
10. Santa Teresa Boulevard & San Ignacio Avenue
11. Via Del Oro & San Ignacio Avenue
12. Santa Teresa Boulevard & Great Oaks Boulevard
13. San Ignacio Avenue & Bernal Road
14. Monterey Road & Bernal Road (North)*
15. Monterey Road & Bernal Road (South)*

* Denotes CMP intersection

Level of Service is a qualitative description of operating conditions ranging from LOS A, or free-flow conditions with little or no delay, to LOS F, or jammed conditions with excessive delays. Each of the study intersections were analyzed using TRAFFIX software, which is based on the *Highway Capacity Manual* (HCM) 2000 method for computing level of service at intersections. All intersections within the City of San Jose are required to meet the City's LOS standard of LOS D.

Traffic conditions were analyzed for the weekday AM and PM peak hours. The weekday AM peak hour of traffic is generally between 7:00 and 9:00 AM, and the weekday PM peak hour is typically between 4:00 and 6:00 PM. It is during these periods that the most congested traffic conditions occur on a typical weekday. Traffic volumes and intersection parameters for the level of service analysis were obtained from the City of San Jose TRAFFIX database, updated August 2014.

Intersection Impact Criteria

Significance criteria are used to establish what constitutes an impact. For this analysis, the criteria used to determine impacts on intersections are based on the Cities of San Jose, Santa Clara, Campbell and Congestion Management Program (CMP) Level of Service standards.

City of San Jose Definition of Significant Intersection Impacts

The project is said to create a significant adverse impact on traffic conditions at a signalized intersection in the City of San Jose if for either peak hour:

1. The level of service at the intersection degrades from an acceptable LOS D or better under background conditions to an unacceptable LOS E or F under project conditions, or

2. The level of service at the intersection is an unacceptable LOS E or F under background conditions and the addition of project trips causes both the critical-movement delay at the intersection to increase by four or more seconds *and* the demand-to-capacity ratio (V/C) to increase by .01 or more.

An exception to this rule applies when the addition of project traffic reduces the amount of average stopped delay for critical movements (i.e. the change in average stopped delay for critical movements is negative). In this case, the threshold of significance is an increase in the critical V/C value by .01 or more.

CMP Definition of Significant Intersection Impacts

The definition of a significant impact at a CMP intersection is the same as for the City of San Jose criteria, except that the CMP standard for acceptable level of service at a CMP intersection is LOS E or better. The City of San Jose requires that CMP intersections located within their jurisdictions also meet their specific criteria, which are more stringent.

Intersection Level of Service Analysis Results

Intersection level of service analysis was completed using project traffic volumes based on both ITE rates and project activity. Results of the level of service analysis indicate that the following intersections would be significantly impacted by the project. Intersection level of service analysis are summarized in Tables 4 and 5 for each of the potential project sites.

Silver Creek Road Site

- US 101 and Blossom Hill Road (West) (Based on ITE Rates)
- US 101 and Blossom Hill Road (East) (Based on ITE & Activity Rates)

San Ignacio Avenue Site

- Cottle Road and Santa Teresa Boulevard (Based on ITE Rates)
- San Ignacio Avenue and Bernal Road (Based on ITE Rates & Activity Rates)
- Monterey Road and Bernal Road (North) (Based on ITE Rates)

The project impacts and proposed improvements to mitigate the impacts are described below.

Project Impacts and Mitigation Measures

US 101 and Blossom Hill Road (West) - Silver Creek Road Site

Impact: This intersection would operate at LOS F during the PM peak hour under background conditions, and the added trips as a result of the project using ITE rates would cause the average critical delay to increase by more than 4.0 seconds and the v/c ratio to increase by more than 0.01. Based on City of San Jose level of service impact criteria, this constitutes a significant project impact and is out of conformance with the CMP standard.

Mitigation: The Edenvale Area Development Policy identifies planned improvements at this location. The planned improvements at this location include adding a third right-turn lane to the southbound US 101 off-ramp, adding a third eastbound through lane, adding a third westbound through lane, and updating pedestrian and bicycle facilities in

conformance with GP 2040. These improvements would require widening the Blossom Hill Road overpass. These improvements would satisfactorily mitigate the significant project impact. The project may be required to pay traffic fees, as identified in the Edenvale Area Development Policy, equivalent to the net additional peak hour trips generated by the proposed project when compared to the approved R&D land uses on the site. The City will determine the need and amount of any applicable traffic fees.

US 101 and Blossom Hill Road (East) - Silver Creek Road Site

Impact: This intersection would operate at LOS F during the AM and PM peak hours under background conditions, and the added trips as a result of the project using ITE rates as well as project activity data would cause the average critical delay to increase by more than 4.0 seconds and the v/c ratio to increase by more than 0.01. Based on City of San Jose level of service impact criteria, this constitutes a significant project impact and is out of conformance with the CMP standard.

Mitigation: The Edenvale Area Development Policy identifies planned improvements at this location. The planned improvements at this location include converting the shared through-left-turn lane to a shared through-right-turn lane to the northbound US 101 off-ramp, adding a third eastbound through lane, adding a third westbound through lane, adding a second eastbound left-turn lane, and updating pedestrian and bicycle facilities in conformance with GP 2040. These improvements would require widening the Blossom Hill Road overpass. These improvements would satisfactorily mitigate the significant project impact. The project may be required to pay traffic fees, as identified in the Edenvale Area Development Policy, equivalent to the net additional peak hour trips generated by the proposed project when compared to the approved R&D land uses on the site. The City will determine the need and amount of any applicable traffic fees.

Cottle Road and Santa Teresa Boulevard - San Ignacio Avenue Site

Impact: This intersection would operate at LOS D during the AM peak hour under background conditions, and the added trips as a result of the project would cause the level of service at the intersection to degrade to LOS E. Based on City of San Jose level of service impact criteria, this constitutes a significant project impact.

Mitigation: The level of service impact could be mitigated by adding a separate northbound right-turn lane on Cottle Road. This improvement would require right-of-way along the east side of Cottle Road and would restore the level of service at the intersection to an acceptable LOS D. This improvement would satisfactorily mitigate the significant project impact. Alternatively, the project may be required to pay traffic fees, as identified in the Edenvale Area Development Policy, equivalent to the net additional peak hour trips generated by the proposed project when compared to the approved R&D land uses on the site. The City will determine the need and amount of any applicable traffic fees.

San Ignacio Avenue and Bernal Road - San Ignacio Avenue Site

Impact: This intersection would operate at LOS F during the AM and PM peak hours under background conditions, and the added trips as a result of the project using ITE rates as well as project activity data would cause the average critical delay to increase by more than 4.0 seconds and the v/c ratio to increase by more than 0.01. Based on City of San Jose level of service impact criteria, this constitutes a significant project impact.

Mitigation: The level of service impact could be mitigated by adding a free westbound right-turn lane on Bernal Road. This improvement could be constructed within the existing right-of-way on San Ignacio Avenue and would restore the level of service at the intersection to an acceptable LOS D. This improvement would satisfactorily mitigate the significant project impact. Alternatively, the project may be required to pay traffic fees, as identified in the Edenvale Area Development Policy, equivalent to the net additional peak hour

trips generated by the proposed project when compared to the approved R&D land uses on the site. The City will determine the need and amount of any applicable traffic fees.

Monterey Road and Bernal Road (North) - San Ignacio Avenue Site

Impact: This intersection would operate at LOS E during the AM peak hour under background conditions, and the added trips as a result of the project using ITE rates would cause the average critical delay to increase by more than 4.0 seconds and the v/c ratio to increase by more than 0.01. Based on City of San Jose level of service impact criteria, this constitutes a significant project impact.

Mitigation: The Edenvale Area Development Policy identifies planned improvements at this location. The planned improvements at this location include adding a third southbound through lane. These improvements would satisfactorily mitigate the significant project impact. The project may be required to pay traffic fees, as identified in the Edenvale Area Development Policy, equivalent to the net additional peak hour trips generated by the proposed project when compared to the approved R&D land uses on the site. The City will determine the need and amount of any applicable traffic fees.

Conclusions

The Edenvale Area Development Policy provides for the development of industrial park/R&D/office land uses on each of the potential project sites. Medical office uses are an allowable land use under the industrial land designation. Therefore, the proposed clinic is consistent with the approved industrial park/R&D/office land uses for each potential site.

The trip generation comparison using ITE trip generation rates indicates that the proposed Veterans Affair Clinic would generate more traffic than the approved R&D uses at either project site. The trip generation comparison using project activity information indicates that the proposed project would generate less traffic than the approved R&D land uses at either project site. The reduced trip generation estimates based on site activity could be due to the fact that the proposed project would serve a specific population, unlike a typical medical office building which draws patients from the population as a whole. Furthermore, the estimated trip generation based on site activity does not account for the potential use of shuttle services and public transportation to access the site. Thus, the trip estimates based on site activity could be lower. The use of project activity information for the estimation of project trips may require the collection of additional trip generation data such as driveway counts at existing comparable facilities to support their use.

Intersection level of service analysis was completed using project traffic volumes based on both ITE rates and project activity. Results of the level of service analysis indicate that the following intersections would be significantly impacted by the project.

Silver Creek Road Site

- US 101 and Blossom Hill Road (West) (Based on ITE Rates)
- US 101 and Blossom Hill Road (East) (Based on ITE & Activity Rates)

San Ignacio Avenue Site

- Cottle Road and Santa Teresa Boulevard (Based on ITE Rates)
- San Ignacio Avenue and Bernal Road (Based on ITE Rates & Activity Rates)
- Monterey Road and Bernal Road (North) (Based on ITE Rates)

The project may be required to pay traffic fees, as identified in the Edenvale Area Development Policy, equivalent to the net additional peak hour trips generated by the proposed project when compared to the approved R&D land uses on the site to mitigate the impacts identified above. The traffic analysis completed for the Edenvale Area Development Policy (EADP) estimated traffic for each of the sites based on R&D uses. Therefore, this preliminary trip generation evaluation assumes trip allotment based on approved R&D uses. However, since completion of the original traffic analysis and EIR for the EADP

several changes have been made to the policy that may affect the estimated trip allotments on each of the potential project sites and result in a reduction in the net additional trips that would be generated by the project. The City will determine the need and amount of any applicable traffic fees.

Figure 1
Potential Site Locations and Study Intersections

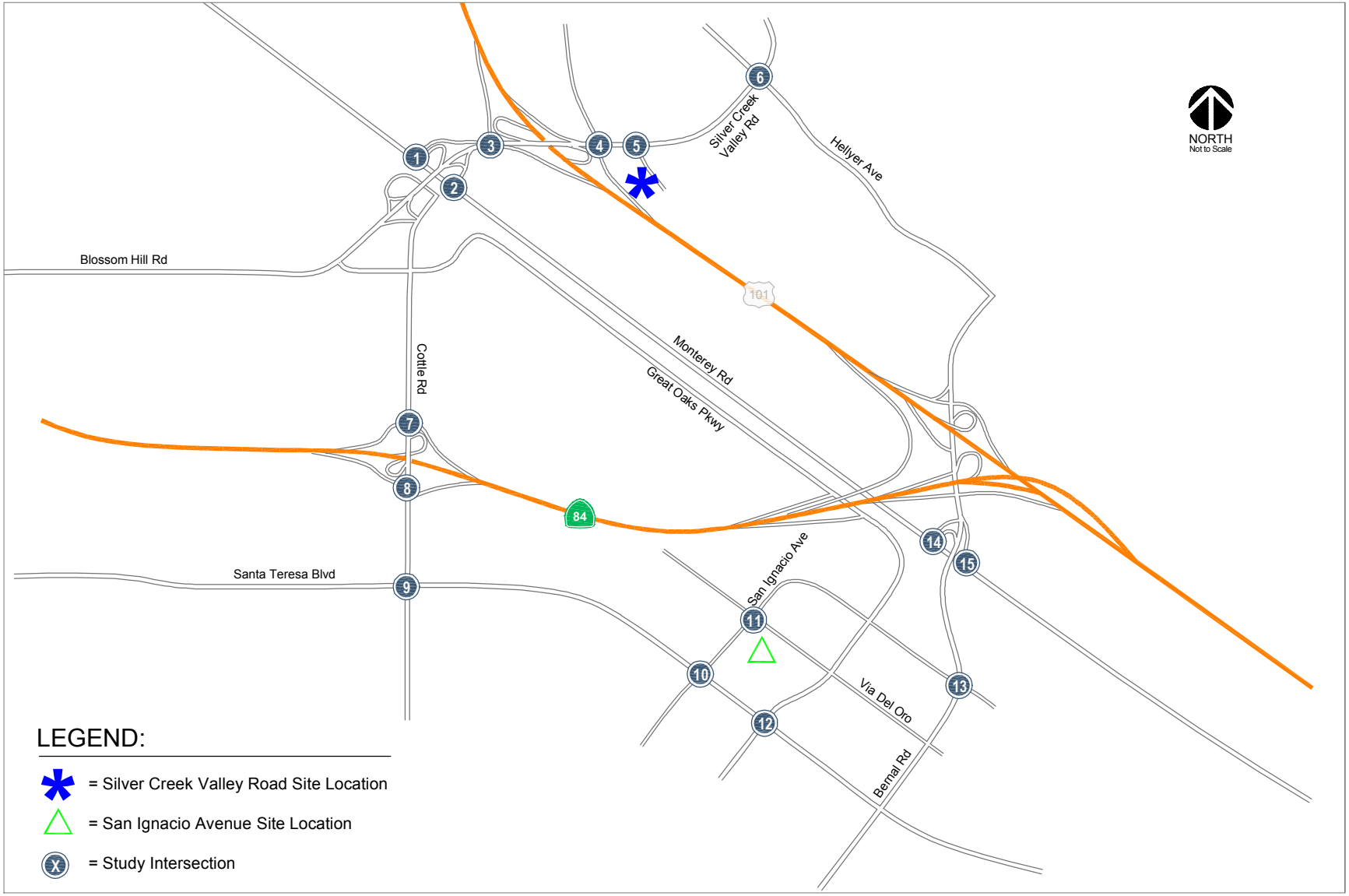


Figure 2
Silver Creek Valley Road Site Plan

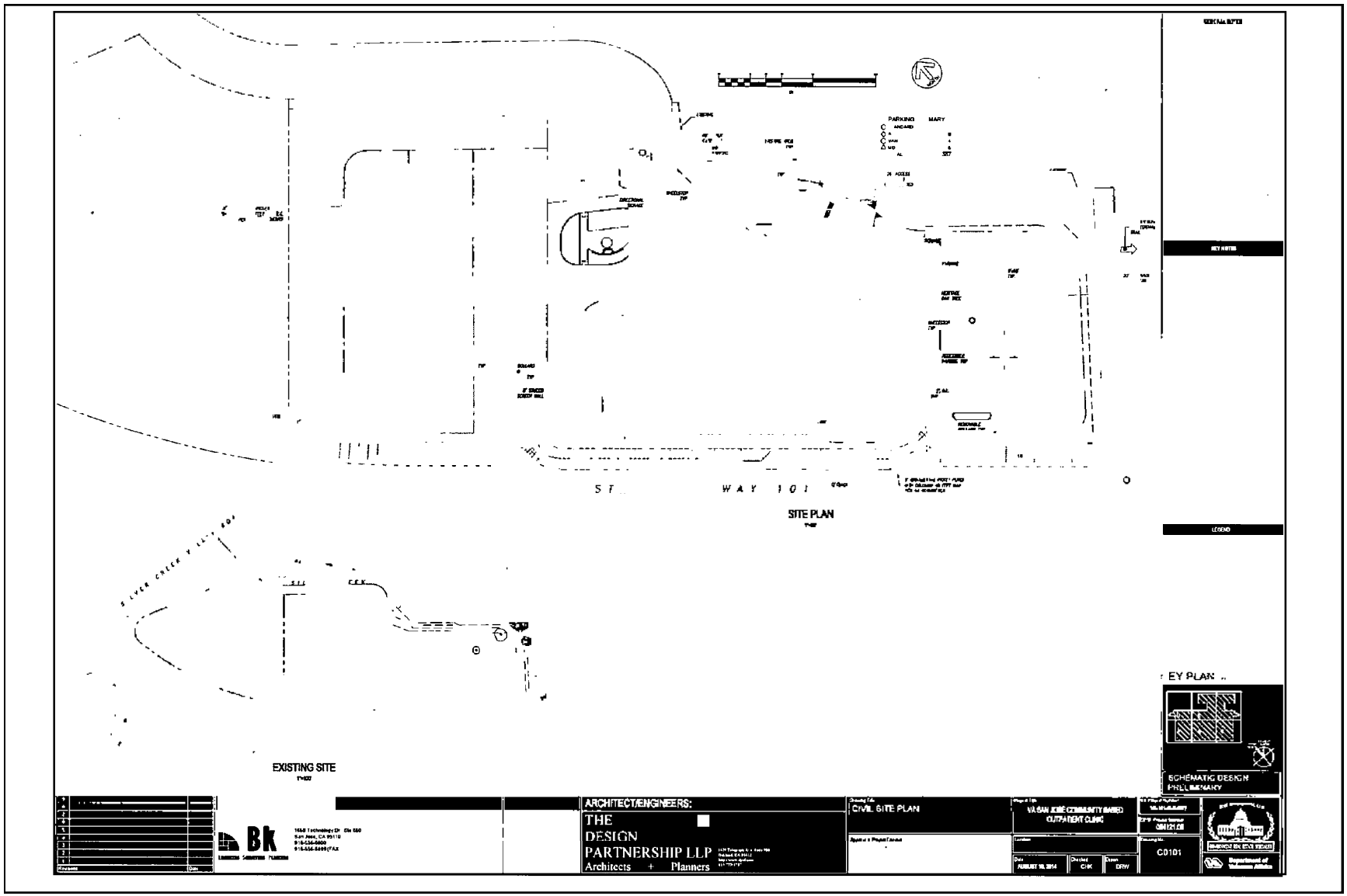


Figure 3
San Ignacio Avenue Site Plan

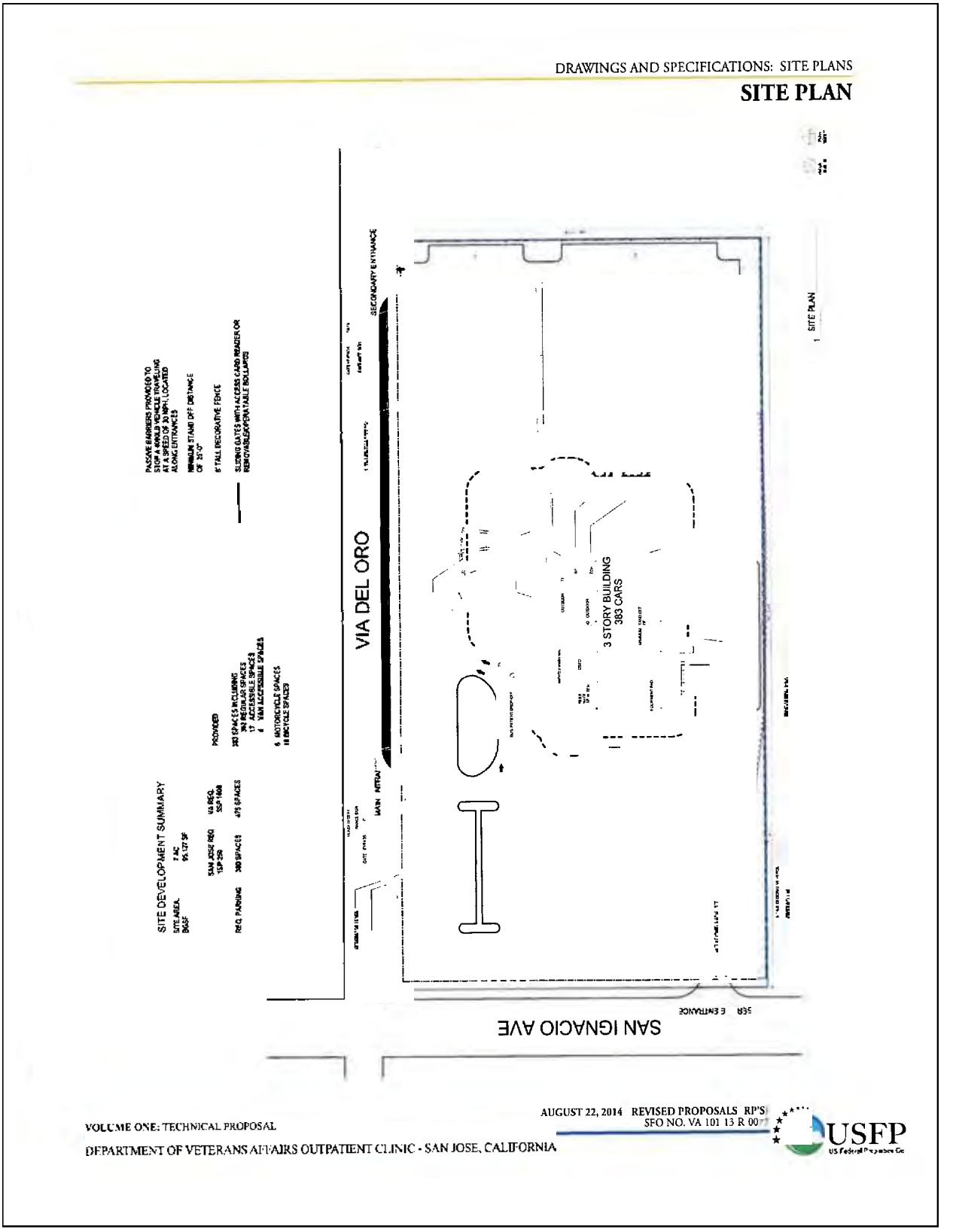


Table 1
Trip Generation Estimates Based on Anticipated Project Site Activity

Hours of Operation	Full-Time Employee	Part-Time Employee Shift 1	Part-Time Employee Shift 2	All Employees /a/	Patients /b/	Other Visitors /c/	Total Trips In	Total Trips Out	Total Trips Total
5:00 AM to 6:00 AM	7 arrivals			7 arrivals			7	0	7
6:00 AM to 7:00 AM	34 arrivals	12 arrivals		46 arrivals			46	0	46
7:00 AM to 8:00 AM	86 arrivals	1 arrivals		87 arrivals			**87**	**0**	**87**
8:00 AM to 9:00 AM	7 arrivals			7 arrivals	33 arrivals 11 departures	3 arrivals 1 departures	43	12	55
9:00 AM to 10:00 AM					33 arrivals 25 departures	3 arrivals 3 departures	36	28	64
10:00 AM to 11:00 AM					33 arrivals 33 departures	3 arrivals 3 departures	36	36	72
11:00 AM to 12:00 PM	7 arrivals 7 departures			7 arrivals 7 departures	33 arrivals 38 departures	3 arrivals 3 departures	43	48	91
12:00 PM to 1:00 PM	7 arrivals 7 departures	3 departures	12 arrivals	19 arrivals 10 departures	33 arrivals 38 departures	3 arrivals 3 departures	55	51	106
1:00 PM to 2:00 PM	7 arrivals 7 departures	10 departures	1 arrivals	8 arrivals 17 departures	33 arrivals 38 departures	3 arrivals 3 departures	44	58	102
2:00 PM to 3:00 PM	7 arrivals 7 departures			7 arrivals 7 departures	33 arrivals 38 departures	3 arrivals 3 departures	43	48	91
3:00 PM to 4:00 PM					33 arrivals 38 departures	3 arrivals 4 departures	36	42	78
4:00 PM to 5:00 PM	7 departures			7 departures	33 arrivals 38 departures	3 arrivals 4 departures	**36**	**49**	**85**
5:00 PM to 6:00 PM	40 departures			40 departures	16 arrivals 16 departures		16	56	72
6:00 PM to 7:00 PM	74 departures		3 departures	77 departures			0	77	77
7:00 PM to 8:00 PM	13 departures		10 departures	23 departures			0	23	23
TOTAL DAILY TRIPS:	**324**	**26**	**26**	**376**	**626**	**54**	**528**	**528**	**1056**

Notes:

Source: Based on project information provided by the Dept. of Veterans Affair.

/a/ Based on anticipated 134 full-time employees (FTE) and 26 part-time employees (PTE).

The majority of the FTE are assumed to arrive between 7:00AM to 8:00AM and leave between 6:00PM to 7:00PM. Additionally, it is assumed that 5 percent of FTE will leave and return each hour between 11:00AM and 3:00PM for lunch hour. The PTE are divided into two shifts between 7:00AM to 1:00PM and between 1:00PM to 7:00PM. The majority of the PTE are assumed to arrive within one hour before the beginning of their shifts and leave within one hour after the ending of their shifts.

/b/ Based on anticipated 313 patient visits scheduled throughout the day.

/c/Assumes 10 percent of the daily trips per hour during the regular business hours (8:00 AM to 5:00 PM) will be additional trips associated with visitors, deliveries, suppliers, etc. Assumes an even dsitribution of trips throughout the day.

Table 2
Trip Generation Estimates Summary – Silver Creek Valley Road Site

Land Use	ITE Land Use	Size		Daily Trip Rate	Daily Trips	AM Peak Hour						PM Peak Hour					
						Pk-Hr Rate	Splits		Trips			Pk-Hr Rate	Splits		Trips		
							In	Out	In	Out	Total		In	Out	In	Out	Total
Approved Use Based on ITE Rates for Industiral R&D [1]																	
5.86 Acres of Industrial	760 - Research and Development Center	102,105	S.F	8.11	828	1.22	83%	17%	104	21	125	1.07	15%	85%	16	93	109
Proposed Use Based on ITE Rates for Medical Office [2]																	
Outpatient Clinc	720 - Medical-Dental Office	72,000	S.F.	36.13	2,601	2.39	79%	21%	136	36	172	3.57	28%	72%	72	185	257
Net Project Trips		72,000	S.F.		**1,773**				**32**	**15**	**47**				**56**	**92**	**148**
Proposed Use Based on Site Activity Information [3]																	
Outpatient Clinc	720 - Medical-Dental Office	72,000	S.F.		1,056				87	0	87				36	49	85
Net Project Trips		72,000	S.F.		**228**				**-17**	**-21**	**-38**				**20**	**-44**	**-24**

Notes:
Source: ITE Trip Generation, 9th Edition 2009.
1. Approved land use for the project site, assuming 0.4 floor-to-area ratio (FAR)
2. Proposed medical office building, with trips estimated based on ITE rates.
2. Proposed medical office building, with trips estimated based on information provided by the Veterans Affaris.

Table 3
Trip Generation Estimates Summary – San Ignacio Avenue Site

Land Use	ITE Land Use	Size		Daily Trip Rate	Daily Trips	AM Peak Hour						PM Peak Hour					
						Pk-Hr Rate	Splits		Trips			Pk-Hr Rate	Splits		Trips		
							In	Out	In	Out	Total		In	Out	In	Out	Total
Approved Use Based on ITE Rates for Industrial R&D [1]																	
7.00 Acres of Industrial	760 - Research and Development Center	106,722	S.F	8.11	866	1.22	83%	17%	108	22	130	1.07	15%	85%	17	97	114
Proposed Use Based on ITE Rates for Medical Office [2]																	
Outpatient Clinc	720 - Medical-Dental Office	72,000	S.F.	36.13	2,601	2.39	79%	21%	136	36	172	3.57	28%	72%	72	185	257
Net Project Trips		72,000	S.F.		**1,735**				**28**	**14**	**42**				**55**	**88**	**143**
Proposed Use Based on Site Activity Information [3]																	
Outpatient Clinc	720 - Medical-Dental Office	72,000	S.F.		1,056				87	0	87				36	49	85
Net Project Trips		72,000	S.F.		**190**				**-21**	**-22**	**-43**				**19**	**-48**	**-29**

Notes:
Source: ITE Trip Generation, 9th Edition 2009.
1. Approved land use for the project site, assuming 0.35 floor-to-area ratio (FAR)
2. Proposed medical office building, with trips estimated based on ITE rates.
2. Proposed medical office building, with trips estimated based on information provided by the Veterans Affaris.

Table 4
Silver Creek Road Site Intersection Level of Service Summary

#	Intersection	Peak Hour	Existing Avg. Delay	Existing LOS	Background Avg. Delay	Background LOS	Background Plus Project (ITE) Avg. Delay	Background Plus Project (ITE) LOS	Background Plus Project (ITE) Incr. In Crit. Delay	Background Plus Project (ITE) Incr. In Crit. V/C	Background Plus Project (Activity) Avg. Delay	Background Plus Project (Activity) LOS	Background Plus Project (Activity) Incr. In Crit. Delay	Background Plus Project (Activity) Incr. In Crit. V/C
1	Monterey Road & Blossom Hill Road (North)*	AM	27.1	C	43.2	D	44.2	D	1.6	0.005	43.5	D	0.5	0.002
		PM	22.3	C	31.5	C	32.6	C	1.4	0.008	31.8	C	0.3	0.002
2	Monterey Road & Blossom Hill Road (South)*	AM	24.9	C	24.5	C	24.4	C	-0.3	-0.003	24.4	C	-0.2	-0.002
		PM	24.8	C	32.1	C	32.2	C	0.2	0.002	32.2	C	0.1	0.001
3	US 101 & Blossom Hill Road (West)*	AM	15.8	B	40.2	D	41.4	D	1.5	0.006	40.1	D	0.0	0.000
		PM	16.5	B	**131.0**	**F**	**142.6**	**F**	**12.6**	**0.029**	**133.9**	**F**	**3.3**	**0.008**
4	US 101 & Blossom Hill Road (East)*	AM	32.6	C	**112.7**	**F**	**125.9**	**F**	**8.2**	**0.020**	**120.2**	**F**	**2.5**	**0.006**
		PM	27.9	C	**271.8**	**F**	**293.1**	**F**	**28.5**	**0.059**	**277.4**	**F**	**8.3**	**0.017**
5	Silver Creek Valley Place & Silver Creek Valley Road	AM	3.5	A	3.5	A	4.5	A	1.3	0.041	3.7	A	0.2	0.019
		PM	6.6	A	6.6	A	11.6	B	7.3	0.060	7.6	A	1.9	0.016
6	Hellyer Avenue & Silver Creek Valley Road	AM	25.5	C	33.4	C	33.4	C	0.1	0.002	33.4	C	0.0	0.001
		PM	27.6	C	31.0	C	31.0	C	0.0	0.001	31.0	C	0.0	0.000
7	Cottle Road & SR 85 (North)*	AM	14.0	B	10.7	B	10.7	B	0.0	0.001	10.7	B	0.0	0.000
		PM	15.1	B	14.7	B	14.6	B	0.3	0.019	14.6	B	0.1	0.005
8	Cottle Road & SR 85 (South)*	AM	33.0	C	34.1	C	34.4	C	0.2	0.011	34.3	C	0.2	0.007
		PM	46.2	D	46.3	D	46.7	D	0.4	0.003	46.5	D	0.1	0.001
9	Cottle Road & Santa Teresa Boulevard*	AM	38.5	D	**55.6**	**E**	**56.2**	**E**	**0.9**	**0.003**	**56.0**	**E**	**0.6**	**0.002**
		PM	37.6	D	**59.3**	**E**	**59.3**	**E**	**0.0**	**0.000**	**59.3**	**E**	**0.0**	**0.000**
10	Santa Teresa Boulevard & San Ignacio Avenue	AM	28.1	C	31.8	C	31.8	C	0.0	0.000	31.8	C	0.0	0.000
		PM	24.4	C	46.0	D	46.0	D	0.0	0.000	46.0	D	0.0	0.000
11	Via Del Oro & San Ignacio Avenue	AM	13.4	B	25.7	C	25.7	C	0.0	0.000	25.7	C	0.0	0.000
		PM	22.9	C	34.5	C	34.5	C	0.0	0.000	34.5	C	0.0	0.000
12	Santa Teresa Boulevard & Great Oaks Boulevard	AM	26.4	C	22.9	C	22.9	C	0.0	0.000	22.9	C	0.0	0.000
		PM	24.6	C	19.3	B	19.3	B	0.0	0.000	19.3	B	0.0	0.000
13	San Ignacio Avenue & Bernal Road	AM	27.0	C	**127.7**	**F**	**127.7**	**F**	**0.0**	**0.000**	**127.7**	**F**	**0.0**	**0.000**
		PM	31.3	C	**115.4**	**F**	**115.4**	**F**	**0.0**	**0.000**	**115.4**	**F**	**0.0**	**0.000**
14	Monterey Road & Bernal Road (North)*	AM	26.1	C	29.1	C	29.1	C	0.0	0.000	29.1	C	0.0	0.000
		PM	26.7	C	**61.5**	**E**	**61.5**	**E**	**0.1**	**0.000**	**61.5**	**E**	**0.0**	**0.000**
15	Monterey Road & Bernal Road (South)*	AM	6.4	A	5.0	A	5.0	A	0.0	0.000	5.0	A	0.0	0.000
		PM	7.2	A	4.8	A	4.8	A	0.0	0.000	4.8	A	0.0	0.000

Notes:
* Denotes CMP Intersection
Bold indicates that the intersection is operating at a substandard level of service
BOLD indicates a significant impact

Table 5
San Ignacio Avenue Site Intersection Level of Service Summary

#	Intersection	Peak Hour	Existing Avg. Delay	Existing LOS	Background Avg. Delay	Background LOS	Background Plus Project (ITE) Avg. Delay	Background Plus Project (ITE) LOS	Background Plus Project (ITE) Incr. In Crit. Delay	Background Plus Project (ITE) Incr. In Crit. V/C	Background Plus Project (Activity) Avg. Delay	Background Plus Project (Activity) LOS	Background Plus Project (Activity) Incr. In Crit. Delay	Background Plus Project (Activity) Incr. In Crit. V/C
1	Monterey Road & Blossom Hill Road (North)*	AM	27.1	C	43.2	D	43.9	D	1.2	0.004	43.6	D	0.8	0.002
		PM	22.3	C	31.9	C	32.2	C	0.4	0.004	32.0	C	0.1	0.001
2	Monterey Road & Blossom Hill Road (South)*	AM	24.9	C	24.4	C	24.4	C	0.1	0.004	24.4	C	0.1	0.003
		PM	24.8	C	32.0	C	32.2	C	0.3	0.004	32.1	C	0.1	0.001
3	US 101 & Blossom Hill Road (West)*	AM	15.8	B	40.9	D	40.9	D	0.0	0.000	40.9	D	0.0	0.000
		PM	16.5	B	**137.0**	**F**	**137.0**	**F**	**0.0**	**0.000**	**137.0**	**F**	**0.0**	**0.000**
4	US 101 & Blossom Hill Road (East)*	AM	32.6	C	**122.3**	**F**	**122.3**	**F**	**0.0**	**0.000**	**122.3**	**F**	**0.0**	**0.000**
		PM	27.9	C	**282.8**	**F**	**282.8**	**F**	**0.0**	**0.000**	**282.8**	**F**	**0.0**	**0.000**
5	Silver Creek Valley Place & Silver Creek Valley Road	AM	3.5	A	3.5	A	3.5	A	0.0	0.000	3.5	A	0.0	0.000
		PM	6.6	A	6.6	A	6.6	A	0.0	0.000	6.6	A	0.0	0.000
6	Hellyer Avenue & Silver Creek Valley Road	AM	25.5	C	33.4	C	33.4	C	0.0	0.000	33.4	C	0.0	0.000
		PM	27.6	C	31.0	C	31.0	C	0.0	0.000	31.0	C	0.0	0.000
7	Cottle Road & SR 85 (North)*	AM	14.0	B	10.7	B	10.7	B	0.0	0.001	10.7	B	0.0	0.000
		PM	15.1	B	14.5	B	14.7	B	0.1	0.006	14.6	B	0.0	0.001
8	Cottle Road & SR 85 (South)*	AM	33.0	C	34.3	C	34.3	C	0.0	0.001	34.3	C	0.0	0.000
		PM	46.2	D	46.3	D	46.6	D	0.6	0.005	46.4	D	0.2	0.002
9	Cottle Road & Santa Teresa Boulevard*	AM	38.5	D	54.9	D	**56.3**	**E**	**2.3**	**0.009**	**55.8**	**E**	**1.5**	**0.005**
		PM	37.6	D	**58.9**	**E**	**59.6**	**E**	**0.8**	**0.004**	**59.1**	**E**	**0.2**	**0.001**
10	Santa Teresa Boulevard & San Ignacio Avenue	AM	28.1	C	31.4	C	31.9	C	1.3	0.021	31.7	C	0.8	0.013
		PM	24.4	C	43.3	D	49.5	D	9.2	0.034	45.3	D	2.9	0.011
11	Via Del Oro & San Ignacio Avenue	AM	13.4	B	25.7	C	26.4	C	0.0	0.000	26.0	C	0.0	0.000
		PM	22.9	C	34.5	C	34.1	C	0.0	0.000	34.3	C	0.0	0.000
12	Santa Teresa Boulevard & Great Oaks Boulevard	AM	26.4	C	22.9	C	22.9	C	0.0	0.000	22.9	C	0.0	0.000
		PM	24.6	C	19.3	B	19.3	B	0.0	0.000	19.3	B	0.0	0.000
13	San Ignacio Avenue & Bernal Road	AM	27.0	C	**116.3**	**F**	**131.4**	**F**	**29.6**	**0.056**	**124.4**	**F**	**16.3**	**0.031**
		PM	31.3	C	**108.3**	**F**	**122.1**	**F**	**19.5**	**0.037**	**111.9**	**F**	**5.1**	**0.010**
14	Monterey Road & Bernal Road (North)*	AM	26.1	C	28.9	C	29.1	C	0.1	0.001	29.0	C	0.0	0.000
		PM	26.7	C	**60.0**	**E**	**63.2**	**E**	**4.7**	**0.015**	**61.1**	**E**	**1.5**	**0.005**
15	Monterey Road & Bernal Road (South)*	AM	6.4	A	5.0	A	5.0	A	0.0	0.002	5.0	A	0.0	0.001
		PM	7.2	A	4.8	A	4.8	A	0.0	0.001	4.8	A	0.0	0.001

Notes:
* Denotes CMP Intersection
Bold indicates that the intersection is operating at a substandard level of service
BOLD indicates a significant impact

APPENDIX L

NOTICE OF AVAILABILITY

DEPARTMENT OF VETERANS AFFAIRS
Palo Alto Health Care System
3801 Miranda Ave.
Palo Alto, CA 94304

NOTICE OF AVAILABILITY, DRAFT ENVIRONMENTAL ASSESSMENT FOR THE LEASE AND CONSTRUCTION OF THE U.S. DEPARTMENT OF VETERANS AFFAIRS SAN JOSE COMMUNITY BASED OUTPATIENT CLINIC, SAN JOSE, CALIFORNIA

AGENCY: U. S. Department of Veterans Affairs

ACTION: Notice

SUMMARY: Pursuant to Section 102 (2) (c) of the National Environmental Policy Act of 1969, as implemented by the Council on Environmental Quality regulations (40 CFR Parts 1500-1508), the U.S. Department of Veterans Affairs (VA), as lead agency, has prepared and made available for public review a Draft Environmental Assessment (EA) for the lease and construction of a new Community Based Outpatient Clinic (CBOC), located in San Jose, California. The Draft EA evaluates the potential direct, indirect, and cumulative impacts on the human environment resulting from the proposed action.

PUBLIC REVIEW AND COMMENT PERIOD: A 30-day public comment period is being held to receive written comments on the Draft EA. Federal, state, and local agencies and interested individuals and organizations are encouraged to review and comment on the Draft EA.

An electronic copy of the Draft EA can be viewed or downloaded at the VA Palo Alto Health Care System Website (http://www.paloalto.va.gov/resplanning.asp). The Draft EA is also available for viewing at the Santa Teresa Branch Library, 290 International Circle, San Jose, CA 95119. Single copies of the Draft EA will be made available upon request by contacting VA at the address in this notice.

Comments on the Draft EA can be made in writing via mail or email. All comments should be forwarded to:

Mr. Ronald Bochenek
Environmental Planning Manager/Facility Planner
VA Palo Alto Health Care System
Office of Facility Planning and Development
3801 Miranda Avenue (720A)
Palo Alto, CA 94304
Email: ronald.bochenek@va.gov

To be considered, all comments must be received by July 6, 2015. All comments will become part of the public record and will be responded to in the Final EA.